

19 Eveleighs Court
Acland Road
St James
Exeter
EX4 6PN

A spacious newly refurbished 2 bedroom Ground Floor Flat with private entrance in a fine City Centre location - **Unfurnished**

£725 PER CALENDAR MONTH DFX07671



AVAILABLE IMMEDIATELY

Accommodation

* Private Entrance Door * Hallway * Lounge with Dining Area * Fitted Kitchen * Two Good Bedrooms * Bathroom/Wc * Communal Gardens * Communal Drying Area * Newly refurbished *

This is a fully Self Contained Ground Floor Flat pleasantly located at the end of a small cul de sac yet in the heart of the City Centre with all the usual amenities to hand including a popular primary school. The apartment, which is being offered **UNFURNISHED**, has been newly refurbished and also benefits from Upvc Double Glazing and Night Storage Heating on an economy meter. It comprises the following:

GROUND FLOOR

Private entrance door to:

HALLWAY: cupboard housing immersion tank and slatted shelving

LOUNGE: 17' 2" x 16' 0"max (5.23m x 4.87m) night storage heater, built in storage cupboard, outlook over the communal gardens

KITCHEN: a range of matching base units and wall cupboard with worktops over, stainless steel single drainer sink unit, built in hob, oven and extractor (supplied) space for fridge/ freezer, space for washing machine, outlook to the front

BEDROOM ONE: 14' 2" x 8' 5" (4.31m x 2.56m) night storage heater, outlook to the front

BEDROOM TWO: 9' 1" x 8' 0" (2.77m x 2.44m) night storage heater, outlook to the front

BATHROOM/WC: with a matching white suite comprising close coupled wc, pedestal wash hand basin and panelled bath with electric shower above and glazed shower screen, tiled surrounds, extractor fan, window to the side

OUTSIDE: there are communal landscaped gardens. Communal Drying Area.

DEPOSIT REQUIRED: £825.00

ENERGY EFFICIENCY: Band C (Rating 75)

APPLICATION FEES: Fees including vat. First applicant - £175.00, Further Applicants - £125.00 each, this fee includes referencing, producing the tenancy agreement, right to rent checks, Deposit Prescribed Information and the Inventory. Guarantor - £50.00 – Should a guarantor be required, this includes producing tenancy agreements and referencing.

PLEASE NOTE: Force and Sons do not charge tenants any renewal fees or check out fees

PLEASE NOTE THE LANDLORD OF THIS PROPERTY WILL NOT ACCEPT PETS OR SMOKERS

RENTAL PROCEDURE

If you wish to proceed with the tenancy on this property please complete and return an application form along with the appropriate application fee as stated. We will then forward your application to our referencing company for completion. **The application fee is non-refundable.** The rent is payable monthly in advance and the first months rent, along with the deposit, must be received as "cleared" funds prior to the commencement date of the tenancy. Unfortunately we are unable to accept a credit card payment for rent or deposit. Force and Sons are members of the Dispute Service Limited.