

21a The Mint
Mint Lane
Off Fore Street
Exeter
EX4 3BL

1 bedroomed First Floor Apartment in a Grade II Listed Building -
UNFURNISHED

£700 PER CALENDAR MONTH DFX07522



AVAILABLE FROM 9TH MARCH 2018

Accommodation

* Communal Entrance Hall And Stairs * Private Hallway * Fitted
Kitchen/Diner * Living Room * Bathroom * Use Of Communal Garden *
Wealth Of Character Features *

Superb opportunity to rent a Grade II Listed First Floor Apartment being part of a 11th century Benedictine Monastery and having a wealth of character and historical interest. It is located within walking distance of the City centre. The property, which is being offered **UNFURNISHED**, has the benefit of **NIGHT STORE HEATING** and is ideal for a single person/couple who would be mindful of the type of property they would be renting.

The **ACCOMMODATION** comprises with approximate measurements the following:

GROUND FLOOR

Solid Entrance door leading with intercom system to:

COMMUNAL HALLWAY: Having door leading onto the Cloister Garden. Staircase leading to:

FIRST FLOOR

Private Entrance door to Apartment.

ENTRANCE LOBBY: Having wall mounted intercom security telephone for front door.

HALLWAY: Cupboard housing factory lagged copper cylinder and immersion heater, night store heater.

KITCHEN/DINER: Range of shaker style units comprising base units with cupboards and drawers with worktop and tiled splashbacks over, 1 1/2 bowl stainless steel sink unit with mixer tap, fridge, washing machine, built in wine rack, wall mounted extractor fan, cooker, stainless steel electric hob. Dining Area has night store heater and feature black wrought iron ornate fireplace (display use only).

LIVING ROOM: 21' 3" x 14' 3" (6.48m x 4.34m) narrowing to 11.9. Feature ornate fireplace (display use only), 2 x windows both having window seats.

BEDROOM: 14' 1" x 10' 2" (4.29m x 3.1m) Ornate fireplace (display use only), window seat, wall mounted electric convector heater.

BATHROOM: White suite comprising panelled bath having electric shower and glazed shower screen, pedestal wash basin with tiled splashback, low level w.c., wall mounted extractor fan, heated towel rail.

OUTSIDE

CLOISTER GARDEN: The tenant(s) would have the use of the cloister garden however would NOT be able to tend to the gardens at all.

PLEASE NOTE: As the property has been the subject of a Heritage Grant, there would be approx. 10 Open Days a year when the property would be subject to Guided Tours by the Exeter Historic Buildings Trust.

DEPOSIT REQUIRED: £900.00

APPLICATION FEES: Fees include VAT. First Applicant - £175.00. Further Applicants - £125.00 each. The fees include referencing, right to rent checks, Deposit Prescribed Information, producing the tenancy agreement and the Inventory. Guarantor - £50.00 – Should a guarantor be required. This fee includes referencing and producing tenancy agreements.

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 DSS, PETS, SMOKERS, STUDENTS OR CHILDREN

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.