



STAGS

15 Swan Court, Old Mill Close, Exeter,
EX2 4DD

A well presented two bedroom, ground floor apartment situated in a sought after St Leonards development.

City Centre 1 mile. M5 (J29/J30) 3.5 miles

- Ground Floor • St Leonards Situation • Quayside & City Centre easily Accessible • Residents Parking & Garage • Unfurnished • Available Mid August • Tenant Fees Apply •

£850 Per calendar month

EPC Band D

01392 671598 | rentals.exeter@stags.co.uk

DESCRIPTION

A well presented two bedroom, ground floor apartment situated in a sought after St Leonards development. Situated within Swan Court just off Topsham Road, the Quayside and city centre are easily accessible as is the Hospital and County Hall. The accommodation comprises of an entrance hall with cloakroom, sitting room/dining room. 2 double bedrooms and shower room. Gas-fired central heating, unfurnished, residents parking. Garage. Sorry no pets or children. Available Mid August. EPC Band D.

ACCOMMODATION

Communal entrance to inner hallway, solid wood door leading to:-

ENTRANCE HALL

Laminate wood effect flooring, cupboard, radiator, doors leading off.

SITTING/DINING ROOM

A spacious room with large window looking to the front of the development. Modern electric fire fitted, wood effect laminate flooring.

KITCHEN

Window looking to the rear of the development, pantry style cupboard, ceramic tile effect vinyl flooring. Space for a small kitchen table. The kitchen, which has been finished to a high standard and comprises of wall and base units with cream doors to solid wood worktops. Appliances to include, fitted 4 burner gas hob with stainless steel splashback and glass and stainless steel cooker hood over, polished stainless steel oven, fitted fridge/freezer and washer dryer. 1½ bowl sink. Wall mounted gas combi boiler.

BEDROOM 1

Double room, window looking to the front of the property, radiator, wood effect laminate flooring. Oak style three door wardrobe.

BEDROOM 2

Double room with window looking over open communal and private lawned area. Matching Oak style wardrobe. Carpet, radiator.

SHOWER ROOM

Modern suite recently fitted and comprises of large shower cubicle glazed to two sides. Low level WC, hand basin fitted in units. Vinyl flooring, chrome ladder style heated towel rail. Ceramic tile splashback. Obscured glazed window.

OUTSIDE

Residents parking and single garage with up and over door (no power or water).

SERVICES

Mains water, drainage and electric. Gas fired central heating. Council Tax Band D (104482111500)

SITUATION

Swan Court is ideally situated in a convenient position close to the City centre. Residents of Swan Court benefit

from access onto the historic Exeter Quay with its waterside walks, coffee shops and restaurants. County Hall and the Royal Devon and Exeter Hospital are nearby whilst the City's St Davids Station has a direct line to London Paddington.

DIRECTIONS

From Stags city centre offices drive along Topsham Road B3182 for a short distance, taking the right hand turn into Trews Weir Reach just after the Royal Academy for Deaf Education. Continue along Trews Weir Reach onto Old Mill Close and Swan Court will be found on the right hand side.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available mid August. RENT: £850 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £980 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required viewings strictly through the agents.

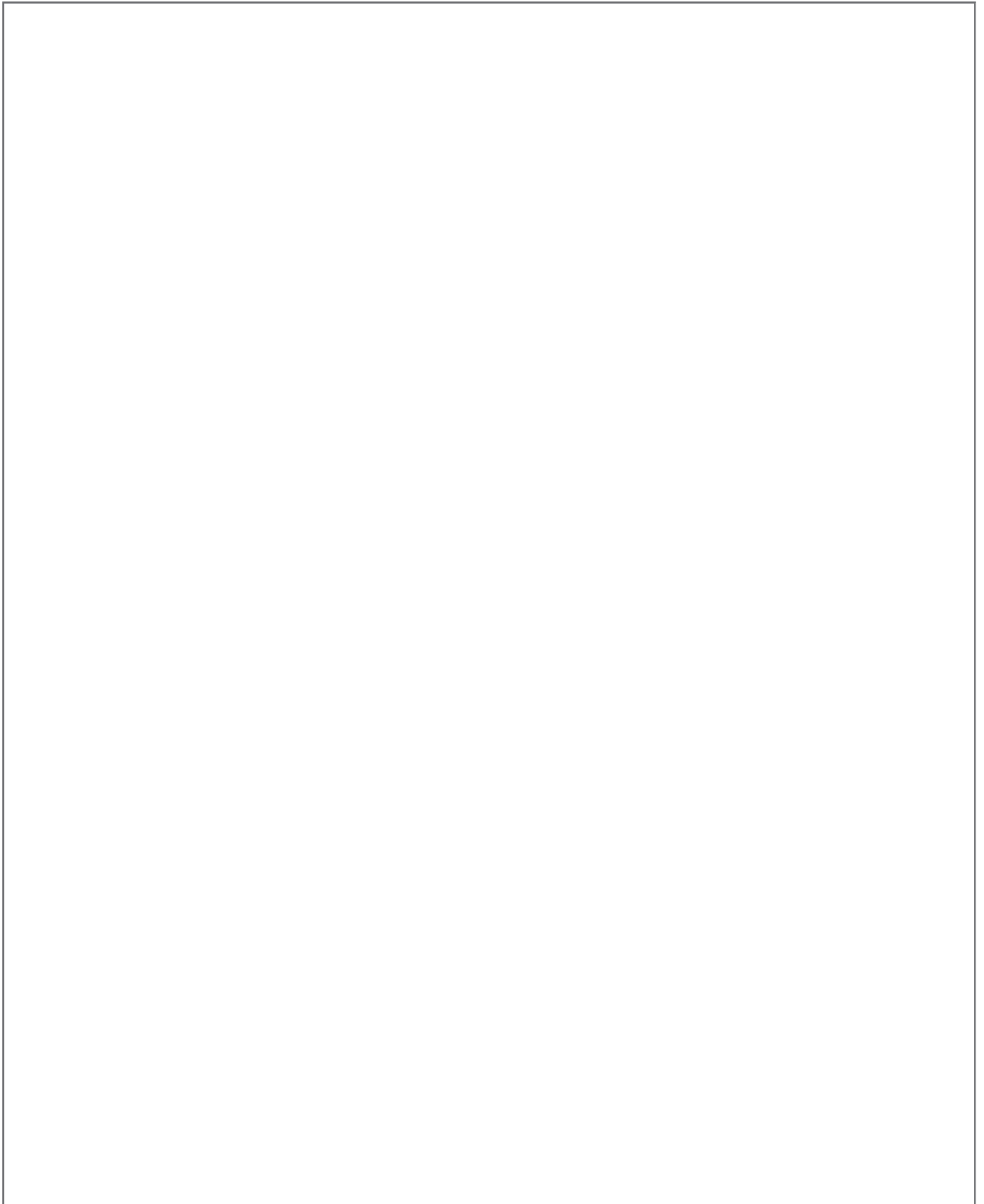
HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.





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