



EXETER, EX2

£1,500 PER MONTH UNFURNISHED

DESCRIPTION:

Grade II listed 2 double bedroom apartment with two bathrooms and a spacious open plan kitchen, dining and living area. This property overlooks the City Centre and also comes with parking.

Exeter Lettings | 01392 271177
lettings.exeter@winkworth.co.uk

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request

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ACCOMMODATION

Stunning top floor 2 bedroom apartment located in St Leonards, overlooking the City Centre. Two double bedrooms, two bathrooms, modern open plan kitchen, dining and living area. Throughout you'll find beautifully laid wooden flooring and original beams. Bright, light and spacious, this Grade II listed apartment is perfect for a working professional individual, couple or small family.

This property comes with parking and is a stone's throw away from Magdalen High St where you will find lovely boutique shops, bakeries, a convenience store, restaurants, cafes, a florist, a pharmacy, hairdressers, a fishmongers and much more.

St Leonards has to be one of the most desired places to live in Exeter, if not the most desired place to live. Peaceful, beautiful and well maintained, renting this apartment is a great opportunity if this sounds like what you are looking for.

UTILITIES: Mains electric & gas, water & sewerage charges, telecoms services and TV licence are not included in the rent.

COUNCIL TAX: C

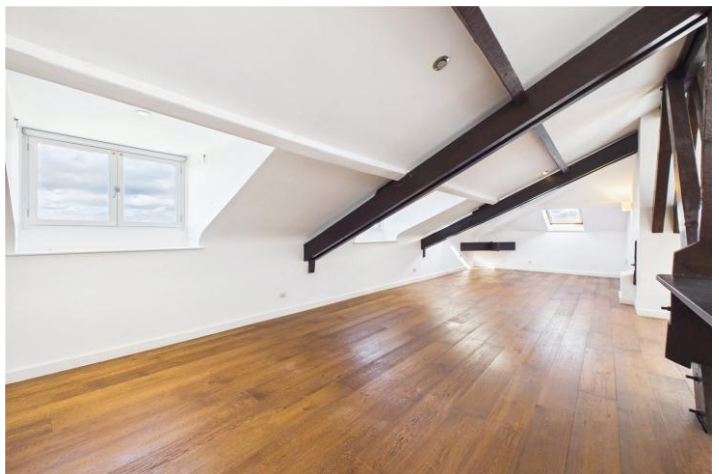
AVAILABILITY: Now

Holding Deposit: 1 Weeks Rent

The purpose of a holding deposit is to enable both the Landlord and the Applicant to demonstrate their commitment to entering into a tenancy agreement on the terms agreed in this document, subject to the references being acceptable and verified. Nothing in this agreement requires the Landlord, Winkworth, or the Applicant to enter into a tenancy and all tenancies are subject to contract. By making this payment both parties are creating a contract about the holding deposit, but they are not entering into a tenancy at this point.

The holding deposit will be a sum equivalent to 1 week of rent for the requested property, which is calculated based on the proposed rent stated on page one of this agreement. As an Applicant for a property you should understand that where you make this commitment and then subsequently decide not to proceed with our tenancy, perhaps because you have applied for more than one property, you risk forfeiting part or all of your holding deposit. You should refer to our Refund Terms for more information.

DEPOSIT: 5 weeks rent



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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