



MERLIN CRESCENT, DEVON, EX4

£1,000 PER MONTH UNFURNISHED

DESCRIPTION:

A well-presented two bedroom ground floor flat in the Beacon Heath area of Exeter.

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

[winkworth.co.uk/exeter](https://www.winkworth.co.uk/exeter)

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ACCOMMODATION

A well presented two bedroom ground floor flat in the Beacon Heath area of Exeter.

This spacious and well-maintained ground floor flat is located in the popular Beacon Heath area of Exeter.

The accommodation offers a bright and generously sized living room with a front-facing window, a well-proportioned kitchen, two double bedrooms—including a master bedroom with a built-in wardrobe—a modern family bathroom, and two useful storage cupboards in the hallway.

Externally, the property benefits from a good-sized private storage shed and access to a communal garden.

The property also benefits from on street parking.

COUNCIL TAX: Exeter City Council - Band A is not included in the rent.

AVAILABLE: Late September 2026.

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 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

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winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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