

54 Berrybrook Meadow Exminster Exeter Devon EX6 8UA



Monthly Rent £1,175 + Fees *

NEWLY DECORATED FOUR BEDROOM detached modern house in one of the villages most sought after residential areas, with garden enjoying a pleasant open aspect overlooking adjoining fields. This superb property offers spacious living accommodation with two reception rooms, garage and parking.

Available Now - Unfurnished

54 Berrybrook Meadow Exminster Exeter Devon EX6 8UA

Detached four bedroom village property in this highly sought after development of detached houses. The property has been freshly decorated throughout and offers spacious family accommodation. The property has driveway parking and single garage, and a pleasant rear garden with open aspect enjoying views over the adjoining fields and countryside.

The property is conveniently located for local village amenities including Shops, Post Office, Health Centre, Primary School and regular public transport. Nearby there are delightful countryside walks. The canal tow path and river Exe are also conveniently nearby, and are popular for walking and cycle rides. In addition the village has a golf club, which provides a challenging 9 hole course, together with 14 bay covered driving range and a club house. The cathedral city of Exeter is just 4 miles away and offers a host of larger stores and leisure facilities.

Directions Travelling through Exminster from Exeter, proceed through the village and past the shops and Post Office. Continue to the mini roundabout where you turn left into Berrybrook Meadow, take the second turning on the left and the property can be found on the left hand side.

PROPERTY DETAILS

Covered Entrance Porch

Part glazed front door to entrance hallway.

Entrance Hallway

Stairs to first floor. Central heating radiator. Coved ceiling. Panel doors to lounge, kitchen/breakfast room and cloakroom.

Cloakroom

Double glazed window to side aspect. White suite comprising; low level w.c. and pedestal hand wash basin. Central heating radiator.

Lounge

15' 10" x 11' 10" (4.82m x 3.60m) (plus bay window) Spacious attractive lounge with leaded double glazed bay window to front aspect. Central heating radiator. Fire surround with marble effect inset and hearth, and fitted living flame effect gas fire. Coved ceiling. Open arch to dining room.

Dining Room

9' 10" x 9' 2" (2.99m x 2.79m) (plus deep door recess) Further attractive room with coved ceiling. Double glazed sliding patio doors to conservatory. Central heating radiator. Door to kitchen/breakfast room.

Kitchen/Breakfast Room

12' 0" x 11' 0" (3.65m x 3.35m) (max) Double glazed window to rear aspect with outlook over the garden and adjoining countryside. Fitted kitchen in white finish with excellent range of base, wall and display units. Roll-edge worktop with tiled surround and inset acrylic. Matching breakfast bar with integral wine rack. Integrated electric double oven and gas hob with cooker hood over. Space and plumbing for fridge/freezer and dishwasher. Central heating radiator. Door to useful understair storage cupboard. Door to utility room.

Utility Room

Part glazed back door to side access and garden. Units matching kitchen with fitted worktop over with tiled surround and inset acrylic sink. Space and plumbing for washing machine. Wall mounted central heating boiler. Central heating radiator.

Conservatory

Upvc double glazed conservatory with wonderful outlook over the gardens and surrounding countryside. Fitted blinds. Wood effect laminate flooring. Upvc french door to garden.

FIRST FLOOR

Stairs/Landing

Stairs from entrance hallway to first floor landing. Double glazed window to side aspect. Door to airing cupboard complete with lagged tank and shelving. Hatch with pull-down ladder to part boarded loft space with light. Central heating radiator. Panel doors to bedrooms and bathroom.



Bedroom 1

12' 2" x 11' 2" (3.71m x 3.40m) (plus wardrobe) Good sized double bedroom with double glazed window to front aspect. Sliding mirror doors to fitted wardrobe complete with hanging rail and shelving. Central heating radiator. Door to en-suite.

En-suite Shower Room

Double glazed window to front aspect. White suite comprising; low level w.c., pedestal hand wash basin and tiled shower enclosure with fitted mixer shower. Extractor fan. Central heating radiator. Chrome bathroom fittings.

Bedroom 2

11' 4" x 9' 0" (3.45m x 2.74m) (plus deep door recess) Double glazed window to rear aspect with wonderful views over the surrounding fields, towards the Exe estuary, Topsham and beyond. Central heating radiator. Sliding mirror doors to fitted wardrobe complete with hanging rail and shelving.

Bedroom 3

8' 5" x 7' 8" (2.56m x 2.34m) Double glazed window to rear aspect with wonderful views over the surrounding fields towards the Exe estuary, Topsham and beyond. Central heating radiator.

Bedroom 4

8' 7" x 6' 9" (2.61m x 2.06m) (plus deep door recess) Double glazed window to front aspect. Central heating radiator.

Bathroom

7' 9" x 6' 9" (2.36m x 2.06m) Double glazed window to rear aspect. White suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround and mixer tap with shower head attachment. Central heating radiator. Extractor fan.

OUTSIDE

Front

Front garden laid to lawn with decorative gravelled borders stocked with a variety of plants and shrubs. Double driveway to garage. Gate and path to rear garden.

Garage

Up and over door to single garage complete with light and power.

Rear Garden

Attractive garden with paved patio area leading to lawned garden with borders stocked with a variety of plants and shrubs. Fitted garden shed. Further paved sun terrace.

To arrange a viewing please contact Partridge Letting Agents on 01392 833896

Appliances: Integrated electric double oven and gas hob with cooker hood over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer.

Heating: Gas central heating

Council Tax Band: E - Teignbridge District Council

Terms: Minimum six month contract (twelve months with a six month break clause)

Conditions: No smokers or pets

Availability: Now – Unfurnished

Rent: £1175.00 pcm

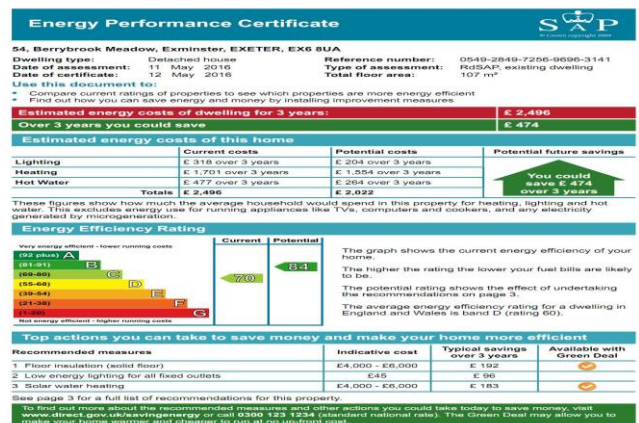
Deposit: £1375.00

* Administration Fees:

The administration fee is £150 (plus 20% VAT) for the first applicant, and a further £75 (plus 20% VAT) for each additional applicant. ie; £180.00 for a single applicant, £270.00 for joint applicants (inclusive of 20% VAT). Plus a further £50 (plus 20% VAT) if a guarantor is required.

Commitment Payment:

To proceed with an application to rent a property we will ask you to pay a commitment payment. The commitment payment is £500, however this payment will be transferred to form part of the deposit due on the day of completion.



TENANT'S GUIDANCE NOTES

1. To proceed with an application to rent a property we will ask you to pay a commitment payment and administration fee. The commitment payment is £500, however this payment will be transferred to form part of the deposit due on the day of completion. The administration fee is £150 (plus 20% vat) for the first applicant, and a further £75 (plus 20% vat) for each additional applicant, i.e: £180.00 for a single applicant, £270.00 for joint applicants (inclusive of 20% vat). Should you later withdraw from the proposed tenancy, then the referencing fee and commitment payment is non-refundable.
2. We will require two forms of identification for each applicant to verify your name and address. At least one form of identification has to be photographic for reference purposes. Please bring one document from each list detailed below:-

CONFIRMATION OF NAME

- A) Full UK Driving Licence
- B) UK issued Cheque guarantee card, Credit card or Debit card with an Original statement for the card.
- C) Valid full passport
- D) Pension allowance book
- E) Inland Revenue Notice of Tax Code

CONFIRMATION OF ADDRESS

- A) Gas, electric or telephone bill (less than 3 months old)
- B) Recent Council Tax demand
- C) UK bank or credit card statement (less than 3 months old)
- D) Recent Mortgage Statements

3. All negotiations remain strictly subject to receipt of satisfactory references, Landlord's approval and contract. A guarantor may in some circumstances be required.
4. Each applicant and guarantor (if any) must complete an individual referencing application form. We are unable to reserve property until we are in receipt of completed application forms. Please ensure that application forms are completed in full, especially with regard to employers address, postcodes, telephone numbers and fax numbers. Incomplete applications forms will delay your tenancy.
5. Initial monies may be paid by personal cheque, debit card or credit card (an additional 3% will be charged on credit card payments). Completion monies **MUST** be paid in cleared funds ie; not a personal cheque, ideally debit card, credit card (an additional 3% will be charged on credit card payments), building society cheque or bankers draft, made payable to Partridge & Co.
6. Most properties are let on an Assured Shorthold Tenancy, for a minimum of 6 months. Sub-letting is not permitted.
7. Rent is payable monthly in advance by standing order. Your standing order mandate should be set up to deduct rent from your account five days prior to the usual rent due date. This is to allow for clearance.
8. Rents are exclusive of council tax, utility bills, telephone and television licence. You will be responsible for notifying all utility providers and local authorities of your occupancy as soon as you have moved in.
9. Deposits are returned to your forwarding address within 20 days of your vacation, subject to an inventory check and clearance of all outstanding bills.
10. Tenancies are between Landlord and Tenant, irrespective of whether the property is managed by Partridge Letting Agents.
11. We recommend that all tenants should have adequate liability insurance and advise that it covers accidental damage.

Consumer Protection from Unfair Trading Regulations 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

The Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the team Association Consortium Company of which it is a member and team Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.