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Residential Lettings



Flat 4 Gerbera House Medley Court, Exeter, EX4 2QF

A well presented two bedroom first floor apartment with a garage and parking.

- First Floor Apartment • 2 Bedrooms • Fitted Kitchen • Bathroom • Lounge/ Dining Room • Garage & Parking • Available Mid January • Tenant Fees Apply •

£685 per calendar month

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DESCRIPTION

A modern first floor unfurnished two bedroom apartment in a residential area close to St Davids Railway Station. The accommodation comprises of an entrance hall. Lounge/dining room. Fitted kitchen, bathroom with shower over, 2 bedrooms, one double and one single. Garage and one allocated parking space, Gas-fired central heating. Available mid January. EPC Band C. Tenant fees apply.

SITUATION

Flat 4, Gerbera House is situated in the residential area of Exwick near to St Davids Train Station and benefitting from regular local transport links to Exeter City Centre which is approximately two miles distance.

ACCOMMODATION

Communal entrance door and area leading to the apartment.

ENTRANCE HALL

Video Intercom telephone, radiator, inset doormat to carpet laid, doors leading to:

LOUNGE/DINING ROOM

Good sized room with two windows, both looking to the front of the property, carpet laid, two radiators,

KITCHEN

Modern kitchen comprising of wall and mounted kitchen units finish in cream to light wood., block wood style kitchen tops, fitted four burner gas hob, electric oven, chrome finished cooker hood, fridge/freezer, washing machine and dishwasher. Vinyl flooring laid and useful storage cupboard.

BATHROOM

White ceramic suite comprising of handbasin, low level WC, and bath with mixer shower over and glass shower screen. Ladder style towel rail, mirror above handbasin, ceramic quarry style tiles around the bath and handbasin. Carpet laid

BEDROOM 1

Double in size with window looking to the side of the development, carpet laid, radiator

BEDROOM 2

Single in size, carpet laid and window looking to the side of the development.. Radiator

OUTSIDE

To the rear of the Gerbera House there is a single garage in a block of four and one parking space in front of the garage.

SERVICES

Mains Gas, Water, Electric, Council Tax Band B

DIRECTIONS

From Stags city centre offices drive in the direction of St Davids Station down St Davids Hill, then across the roundabout and turn left into Station Road over the level crossing. Turn right at the end of Station Road and then first left into Kinnerton Way. Continue along Kinnerton Way passing the shop and Medley Court will be found on the left hand side. On entering Medley Court Gerbera House is the first block of apartments on the left.

LETTING

The property is available to rent on an initial six months Assured Shorthold Tenancy with the option to renew for a further six or twelve months or extend on a month by month basis. RENT: £685 per calendar month. DEPOSIT: £785 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. Usual references required. No smokers/pets/children/DSS. Viewing strictly through the Agents.

TENANT FEES

When applying to rent a property through Stags there will be a Tenant application fee of £216 (£180 plus VAT) for the first applicant plus £168 (£140 plus VAT) for each applicant thereafter. Stags Tenancy Application Fee includes referencing, identity, immigration and visa confirmation, financial credit checks, obtaining references from current or previous employers/landlords and any other relevant information to assess affordability. As well as contract negotiation (amending and agreeing terms), arranging the tenancy, tenancy agreement and schedule of conditions/inventories if compiled.

For full details of all Tenant Fees when renting a property through Stags please refer to the Tenant Fees sheet. For further clarification before arranging a viewing please contact the lettings office dealing with the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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