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Residential Lettings



49 Cornmill Crescent  
Alphington, Exeter, EX2 8TL

One bedroom ground floor unfurnished apartment in quiet cul de sac location

• Lounge/dining Area • Double Bedroom • Fitted Kitchen • Bathroom With Shower • Conservatory • Courtyard Garden • Unfurnished • Available Mid January •

**£650 per calendar month**

**01392 671598 | [rentals.exeter@stags.co.uk](mailto:rentals.exeter@stags.co.uk)**

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## DESCRIPTION

One bedroom ground floor unfurnished apartment in quiet cul de sac location. Accommodation briefly comprises: Lounge with dining area, double bedroom, fitted kitchen, bathroom with shower over the bath and conservatory. There is a garden to the rear. Allocated parking. Economy electric heating. Available mid January.

## SITUATION

The apartment is situated in a quiet cul de sac in the suburb of Alphington. Approximately 2 miles distant from Exeter city centre, there is good access to the A38 and A30/M5 road junctions. Sainsburys is within a short drive, and there are local facilities in Alphington itself, including primary school, doctors surgery, chiropodist and chemists.

## ACCOMMODATION

Double glazed entrance door leads to

## ENTRANCE LOBBY

Useful storage for shoes and bags. Fitted door mat. Leads via glazed door to

## LIVING ROOM

Window to the front aspect. Fitted carpets. Economy 7 storage heater. TV point.

## DINING AREA

Fitted carpet. Telephone point (broadband enabled). Understairs cupboard containing freezer (gifted to tenant). Ample storage.

## INNER HALL

Fitted carpet. Airing cupboard with washing machine (gifted to the Tenants)

## BEDROOM

Double size. Fitted carpet. Open fronted wardrobe with hanging rail and storage space. TV point.

## BATHROOM

White suite comprising low level WC, pedestal wash hand basin, bath with electric shower over. Vinyl flooring. Shelving.

## KITCHEN

Range of white wall and floor units with rolled edge work surface. One and a half bowl stainless steel sink. Built-in electric cooker with extractor hood over. Space for under counter fridge.

## CONSERVATORY

Patio doors leading to the rear garden. Night storage heater.

## OUTSIDE

To the front of the path leads to the front door. Useful Storage cupboard. To the rear is an enclosed garden which is mainly laid to Astro Turf. Garden shed. Gate leads to the allocated parking, there is also on street parking for visitors.

## SERVICES

Mains water and electricity. Council Tax Band B

## DIRECTIONS

From Stags city centre offices, take the Alphington road over Exe Bridges. Turn left at Sainsburys in the direction of Dawlish and Alphington. Just past the zebra crossing turn right into Ide Lane. Carry along this road to Cornmill Crescent. Turn left at the T junction and drive to the end of the cul de sac. No 49 will be seen on the left hand side.

## LETTINGS

The property is available to rent for a period of 6/12 months plus, on renewable assured shorthold tenancy, unfurnished RENT: £650 per calendar month exclusive of all charges. DEPOSIT £750 returnable at the 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 DSS/pets. Viewings strictly through the Agent.

## 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		67	79
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		57	65
EU Directive 2002/91/EC			



21/22 Southernhay West, Exeter,  
Devon, EX1 1PR

Tel: 01392 671598

Email: [rentals.exeter@stags.co.uk](mailto:rentals.exeter@stags.co.uk)