

## 7 Retreat Road Topsham Exeter Devon EX3 0LF



### Monthly Rent £995 + Fees \*

**SPACIOUS THREE BEDROOM** house situated in the bustling town of Topsham, with easy access to Exeter city centre, local train link and major road network. The property offers light and spacious accommodation and is well presented throughout with two reception rooms, modern kitchen and bathroom, good sized bedrooms and level garden.

**Available 20th February - Unfurnished**

# 7 Retreat Road TOPSHAM EXETER Devon EX3 0LF

Topsham is a well known and much favoured estuary town located about four miles south of Exeter City Centre and offers a good range of local facilities and amenities. It is conveniently placed for access to the Estuary and coast at Exmouth, it benefits from a regular bus and train service between Exeter and Exmouth. Topsham is also extremely accessible for ready access to the M5 motorway and airport.

Directions: Travelling from the Countess Wear roundabout proceed along Topsham Road towards Topsham. Upon entering Topsham Retreat Road can be found on the right hand side, where the property is then a short distance on the left.

## PROPERTY DETAILS

### Front Door

Upvc double glazed front door to entrance hallway.

### Entrance Hallway

Attractive entrance hallway with exposed wooden floors. Stairs to first floor. Door to under stairs storage cupboard. Central heating radiator. Smoke detector. Doors to kitchen, dining room and lounge.

### Lounge

13' 6" x 11' 3" (4.11m x 3.43m) (max into bay) Spacious lounge with bay window to front aspect. Attractive room with feature fireplace. Fitted living flame effect gas fire and exposed wooden floors. Coved ceiling and picture rail. Central heating radiator.

### Dining Room

12' 0" x 9' 9" (3.66m x 2.97m) Separate dining room with upvc double glazed window to rear aspect overlooking rear garden. High ceiling with picture rail. Feature brick fireplace with brick hearth. Central heating radiator.

### Kitchen

8' 5" x 6' 10" (2.57m x 2.08m) Upvc window to rear aspect overlooking gardens. Modern fitted kitchen in light wood effect finish with range of base and wall units. Roll-edge worktop with tile surround and inset stainless steel sink. Integral electric cooker with gas hob. Open arch to utility area providing additional space for washing machine and tumble dryer. Door to enclosed rear garden. Wall mounted central heating boiler.

## FIRST FLOOR

### Stairs/Landing

Stairs from entrance hallway to first floor landing. Loft hatch. Wood panel doors to bedrooms and bathroom.

### Bedroom 1

13' 10" x 10' 1" (4.22m x 3.07m) (max into bay) Attractive and spacious double bedroom with feature bay window to front aspect. Central heating radiator.





### Bedroom 2

12' 0" x 10' 9" (3.66m x 3.28m) Further good size double bedroom with upvc double glazed window to rear aspect over looking the garden. Pine doors to fitted wardrobe. Central heating radiator.

### Bedroom 3

8' 4" x 6' 7" (2.54m x 2.01m) Window to front aspect. Central heating radiator.

### Bathroom

6' 5" x 5' 10" (1.96m x 1.78m) Upvc double glazed window to rear aspect. Modern white suite comprising; low level w.c., pedestal hand wash basin and bath with tiled surround with electric shower and glass shower door over.

### OUTSIDE

#### Front

Gate leading to enclosed walled garden stocked with a variety of plants and shrubs. Path to front door.

#### Rear Garden

To the rear of the property is an enclosed garden, laid with patio area leading to decorative gravel planted with mature shrubs providing an attractive setting.

**To arrange a viewing please contact Partridge Letting Agents - 01392 833896**

**Appliances:** Electric cooker and gas hob.  
Space and plumbing for washing machine.  
**Heating:** Gas central heating  
**Council Tax Band:** D - Exeter City Council  
**Terms:** Minimum six months (twelve months with a six month break clause)  
**Conditions:** Sorry no smokers. Pets may be considered.  
**Availability:** 20th February - Unfurnished.  
**Deposit:** £1195.00  
**Rent:** £995.00 pcm

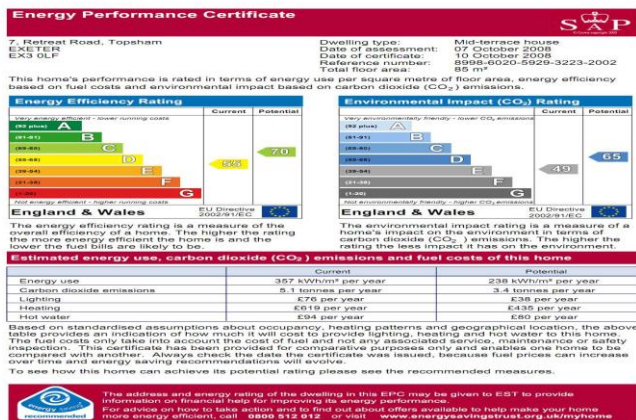
#### \*Administration Fees:

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.

Please see our website for all fees.

#### 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.

Please see our website for all fees.

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.