



STAGS

10 Fountain Court, Mount Dinham Court,
Exeter, Devon, EX4 4FX

A superb apartment set within a sought after
development close to the City Centre.

M5 Junction 30 4.5 miles

• Unfurnished • Two Double Bedrooms • Bathroom • Master
Ensuite • Kitchen/Sitting Room • Allocated Parking • Available
Beginning October • Tenant Fees Apply •

£950 Per calendar month

01392 671598 | rentals.exeter@stags.co.uk

DESCRIPTION

A superb two bedroom apartment in a Grade II Listed building less than half a mile from the city centre. Having a private entrance, the light and spacious accommodation comprises of an entrance hall with cloakroom, open plan kitchen/dining room, shower room, two double bedrooms with the master having an en-suite bathroom. One allocated underground parking space. Available beginning October. EPC Band C. Sorry no pets/children. Tenant fees apply.

ACCOMMODATION

Private entrance with solid wood door leading to

ENTRANCE HALL

Carpet, radiator, heating controls, door leading off.

CLOAKROOM

Wall mounted gas combination boiler, washer dryer with rolled edge stone effect worktop.

LIVING ROOM/KITCHEN

Large stone mullioned windows befitting the age of the property with attractive views looking to the rear of the development and beyond. Carpet, radiator. Further window looking to the front of the development. Modern kitchen comprising of wall mounted and floor standing units, rolled edge stone effect worktops to ceramic tile splash back. 1½ bowl stainless steel sink, fitted dishwasher, space for a fridge/freezer, double oven, four burner gas hob with extractor over. Wood effect vinyl flooring.

BEDROOM 1

Double room with large window looking to the rear. Fitted wardrobes, carpet, radiator. Door leading to

EN-SUITE

Bathroom suite comprising of hand wash basin, WC, bath with electric shower over and glass shower screen. Ceramic tile splash back, wood effect vinyl flooring.

MAIN SHOWER ROOM

Large obscured window, ceramic tile splash back, large shower cubicle with power shower and glass surround, wash hand basin, WC. Wood effect vinyl flooring.

BEDROOM 2

Double room, also enjoying an attractive outlook through large window to the rear. Carpet, radiator.

OUTSIDE

One Allocated parking space in underground car park.

SERVICES

Mains water and drainage. Gas-fired central heating, mains electric. Council Tax Band C (Ref: 104446300510).

DIRECTIONS

From Stags Southernhay Offices continue onto Western Way and at Acorn roundabout, take a right hand exit to South Street. Continue up South Street to North Street and over the Iron Bridge. After the Iron Bridge, take the third left into Haldon Road. Proceed along Haldon Road where the entrance to the development can be found.

Drive into the development following the road around to the right and the visitors parking area will be found under the archway.

SITUATION

Fountain Court is in a tucked away and very convenient location within a short walking distance of Exeter City Centre and all of the amenities that the city has to offer. The apartment is also ideally situated less than ½ a mile from both Exeter Central and Exeter St David's train stations, as well as Exeter University. J.30 of the M5 is within good driving distance, as are the A30 and A38 road junctions. There are also frequent public transport routes to Exeter Business Park, Sowton, Marsh Barton and Exeter Airport.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available beginning of October. RENT: £950 pcm exclusive of all charges. Sorry no children/pets. DEPOSIT: £1096 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). References required, viewings strictly through the agents.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.





21/22 Southernhay West, Exeter, Devon, EX1 1PR
01392 671598
rentals.exeter@stags.co.uk



@StagsProperty



@StagsLettings

