



**STAGS**

100 Cornmill Crescent, Exeter, EX2 8TP

A well presented ground floor unfurnished apartment in a quiet cul de sac position.

- One Bedroom Apartment • Garden & 2 Parking Spaces • Modern Kitchen & Bathroom • Popular Residential Area • Available Immediately • Tenant Fees Apply •

£625 Per calendar month

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

## DESCRIPTION

A spacious ground floor unfurnished apartment in a quiet cul de sac position. The accommodation comprises; entrance porch, sitting/dining room, modern bathroom and kitchen, one bedroom. Garden. Storage cupboards and lean-to. Two parking allocated parking spaces. Unfurnished. Electric heating. Newly painted throughout. Available immediately. Sorry no pets. EPC band D. Tenant Fees Apply.

## ACCOMMODATION

Upvc part glazed front door leads to.

## ENTRANCE PORCH

Carpet laid, door leads to.

## SITTING/DINING ROOM

A good sized room with window to the front, carpet, doors to:

## KITCHEN

Modern kitchen fitted with light wood effect wall and base units. Stone effect worktops and mosaic style splashback. Fitted electric oven and hob. Space and plumbing for a washing machine, space for a fridge. Vinyl flooring glazed door leading to the paved garden.

## INNER HALL

Carpet, window to the side, storage cupboard, doors leading off.

## BATHROOM

Modern suite comprising; panel bath with electric shower over, wash basin and WC. Tiled splashback and vinyl flooring.

## BEDROOM

Double room with recessed wardrobe and airing cupboard. Window to the rear overlooking the garden.

## OUTSIDE

Enjoying a tucked away position within this popular residential area. Initially there is a paved path to the front door with a small front paved garden area. In addition there is a storage cupboard at the front of the property. To the rear of the property there is a paved and fenced garden with pedestrian gate leading to the two allocated parking spaces belonging to the property. Shed lean-to storage which runs the length of the property.

## SERVICES

Mains water and drainage. Electric heating. Council Tax Band B (101157210000)

## SITUATION

The property is positioned within the popular residential area of Alphington. The property benefits from easy access to the motorway junctions, Marsh Barton Trading Estate, Exeter Business Park and there are frequent local buses to the City Centre. There are local shops and supermarkets nearby.

## DIRECTIONS

From Stags city centre offices, take the Alphington road over Exe Bridges. Turn left 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 right at the T junction and drive to nearly the end of the cul de sac. No 100 will be found on the right hand side set back from the road.

## LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available end of September. RENT: £625 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £721 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

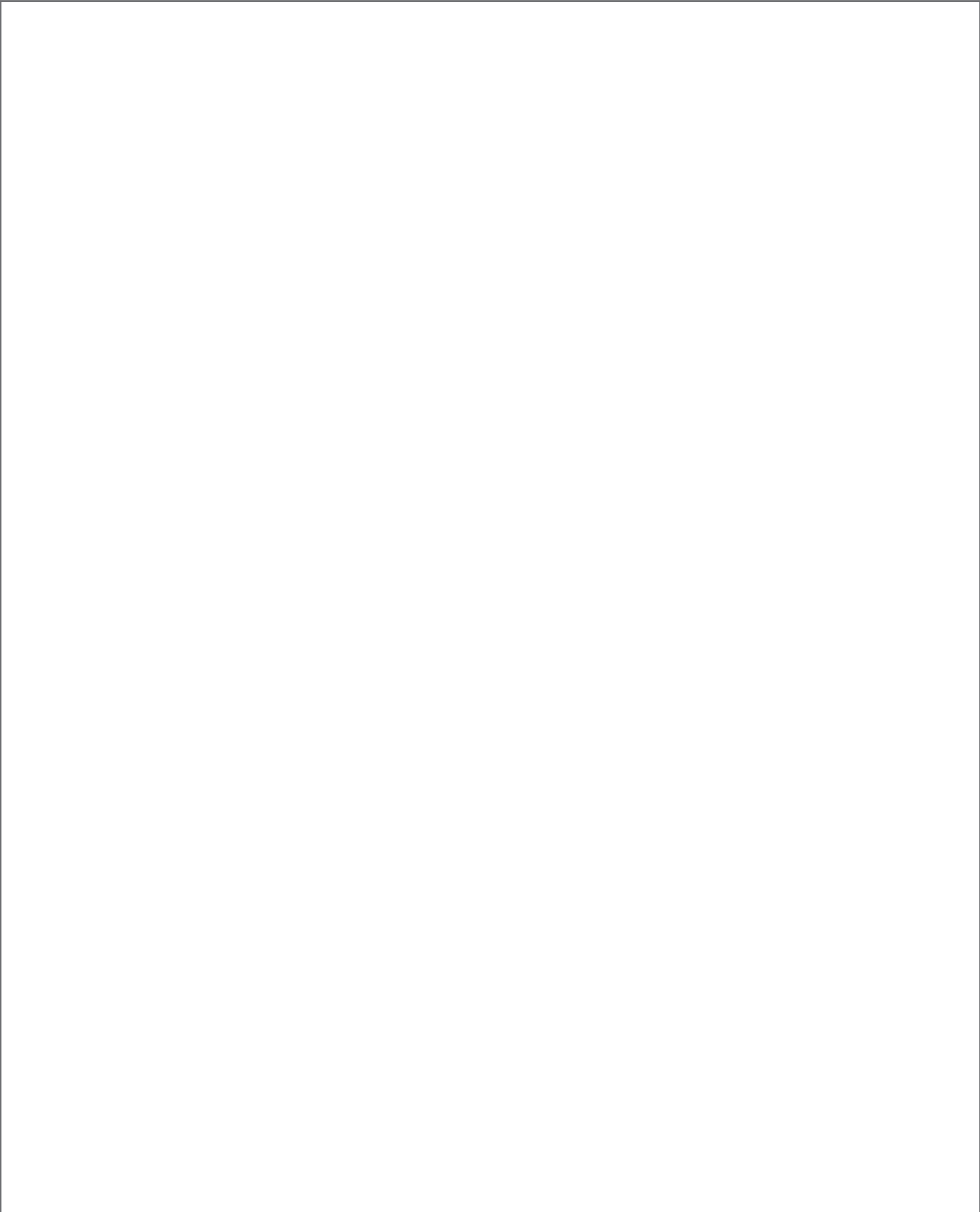
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / 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.







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