



STAGS

3 Edwards Court, Kings Heath, Exeter,
Devon, EX2 7RL

A modern coach house situated in a popular residential development of Kings Heath.

Exeter City Centre 3 miles. M5 (J30) 1.5 miles

• Sitting/Dining Room • Kitchen • 2 Double Bedrooms • Gas Central Heating • 2 Carports • Near To Public Transport • Available mid October • Tenant Fees Apply •

£795 Per calendar month

EPC Band C

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DESCRIPTION

A modern two bedroom coach house apartment with two carports situated in the popular residential development of Kings Heath. The spacious and light accommodation comprises of sitting/dining room, kitchen, two double bedrooms and a bathroom. Two carports, storage cupboard. Gas central heating. Unfurnished. No pets. Available mid October. EPC Band C. Tenant fees apply.

ACCOMMODATION

Upvc front door leading to entrance area with stairs to first floor.

STAIRS & LANDING

Carpet, white gloss stair furniture. Storage cupboard housing the combination gas fired boiler. Doors leading to:

SITTING/DINING ROOM

Good sized dual aspect room with the addition of glazed doors to Juliette balcony. Carpet. Door leading to:

KITCHEN

Modern base and wall units with stone effect rolled edge worktops, fitted electric oven and four burner gas hob and cooker hood over. Ceramic tiled splashback. Space for a fridge/freezer, space and plumbing for a washing machine. Vinyl flooring. Window looking to the rear of the property.

BEDROOM 1

Double room, window and glazed doors to Juliette balcony. Carpet.

BEDROOM 2

Double room with window looking to the rear of the property. Carpet.

BATHROOM

Modern white suite comprising of bath with mixer shower over, hand basin and WC. Ceramic sandstone style splashback. Vinyl flooring laid, obscured glazed window.

SITUATION

The property is situated in the popular Kings Heath Development which is on the edge of Exeter. There is easy access to Exeter Business Park, Exeter International Airport and the major routes across the county and beyond. More locally, within close proximity there are local parks, a supermarket and retail park, Digby Railway station, Park and Ride bus services along with local bus routes.

OUTSIDE

To the front of the property there are two carports with parking and to the rear there is a further storage cupboard and small area laid to wood chippings.

DIRECTIONS

From Exeter city centre drive in the direction of the M5, taking Sidmouth Road at the traffic lights to Middlemoor (Devon and Cornwall Police HQ). At the Middlemoor roundabout take the dual carriageway in the direction of the A38. At the first set of traffic lights turn left into Heraldry Way. Follow the road around to the left and the

entrance to Edwards Court will be found on the left. Number three is set on the right hand side as the road bends around. Please note the entrance door is through the archway.

LETTING

The property is available to let on a assured shorthold tenancy for 6 /12 months plus, unfurnished and is available mid October. RENT: £795 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £917 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.



