



STAGS

Flat 2 78 Hoker Road, Exeter, EX2 5JA

A modern well presented, unfurnished apartment close to the RD&E Hospital.

Exeter City Centre 1.8 miles M5 (J29) 1.7 miles

• Modern Apartment • 2 Bedrooms • En-Suite Shower Room • Fully Fitted Kitchen • Lounge/Dining Room • Available End February • Allocated Parking Space • Tenant Fees Apply

£760 Per Calendar Month

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

DESCRIPTION

A modern unfurnished apartment close to the RD&E Hospital. Located in a block of only six apartments that benefit from one allocated parking space per apartment and a communal garden area. The accommodation comprises; entrance hall, lounge/dining room, kitchen with fully fitted appliances, bathroom with shower over the bath, two bedrooms, master with en-suite shower room. Gas central heating. Double glazed. Available end February. EPC Band B. Tenant Fees Apply.

ACCOMMODATION

Leading from the private parking laid to brick paving, entrance door to well kept communal hallway. Main door to apartment

ENTRANCE HALL

Neutrally decorated, carpet and inset door mat, doors leading off. Useful storage cupboard. Radiator

LOUNGE/DINING ROOM

Light and spacious room with three windows looking onto the street, carpet, neutrally decorated, television/Sky/Sky Plus/Freesat and phone point(connection costs and subscription fees at the tenants cost), archway leading to

KITCHEN

High specification good sized kitchen fitted with both wall mounted and floor standing kitchen units, rolled edge stone effect worktops to slate style ceramic splashback, fitted slimline dishwasher, freestanding washer/dryer, fridge/freezer and electric oven with four burner gas hob, gas combination boiler installed for the heating and hot water, 1.5 stainless sink with mixer tap, window looking to the front of the development. Tile effect vinyl flooring.

BATHROOM

White ceramic suite fitted comprising of a WC, handbasin, bath with mixer shower fitted over with glass shower screen, light stone effect ceramic tiles with decorative border, light vinyl flooring laid. Oval mirror with shaver light above the handbasin and large mirror fitted over the bath. Ladder style towel rail, Vinyl flooring.

MASTER BEDROOM

Double in size, carpet, window looking to the front of the property, double fitted wardrobe, door leading to

EN-SUITE SHOWER ROOM

White ceramic suite comprising of WC, handbasin, glass shower cubical with mixer shower fitted, vinyl flooring laid, ladder style heated towel. Ceramic stone effect tiles fitted.

BEDROOM 2

Small double/single bedroom with useful single fitted wardrobe and window looking to the front of the development

OUTSIDE

Brick laid courtyard for parking and shopping drop off point, paved pathway to street, wooden gate to fenced communal lawned area to include a rotary washing line, locked and enclosed bin store. One allocated parking space.

SITUATION

The property is well positioned allowing for easy access to the RD&E Hospital, Exeter Business Park, the City Centre, the M5/A38/A30 Motorways and Exeter International Airport. A local shop being across from the development offers day-to-day items and the district of Heavitree has a Supermarket and an Express Supermarket, Bakers, Cobblers, restaurants, take aways and a Post office. There are bus stops nearby offering good access links to the City Centre.

SERVICES

Mains water, gas, electric (all metered), Council Tax Band A. Television/Sky/Sky Plus/Freesat and phone point, Broadband (connection costs and subscription fees at the tenants cost)

DIRECTIONS

From the City Centre, continue East out of the city along Heavitree Road passing the Police Station, straight on through the traffic lights joining Fore Street, continue along Fore Street passing Heavitree shopping area to include a Post Office, going down Fore Street which then turns into East Wonford Hill, turn right into Salters Road, Continue along Salters Road until the roundabout by the local shop, apartment 2, 78 Hoker Road will be found directly on the right hand side. Turn right at the roundabout where the entrance to the development will be found.

LETTING

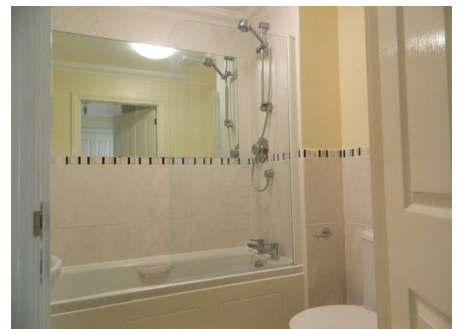
The property is available to let on a assured shorthold tenancy for a long term tenancy. Unfurnished and is available immediately. RENT: £760 pcm exclusive of all charges. Sorry no pets allowed. DEPOSIT: £876 returnable at end of tenancy subject to any deductions (all deposits for a property let through 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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Energy Efficiency Rating		Current	Potential
100 energy efficient - lower running costs			
A	92 plus	83	84
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
100 energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	