

**APARTMENT FOR RENT**



2 Southernhay West, Exeter  
 Exeter, Devon  
 United Kingdom

Monthly Rent  
**£875**

Bedrooms	2	Year Built	
Bathrooms	1	Date Listed	01/10/2023
Size	0 Sq M	Listing ID	GL-1641867325

Listed by: Lianza Services Group

For more information, visit:

<https://www.globallistings.com/6625785>

**Overview**

Available now. A modern second floor apartment in a very popular area of Exeter, just a short walk from Newcourt train station. The property is currently being re-decorated throughout and will be let in excellent order. The apartment comprises of spacious living room with balcony, modern kitchen bathroom and two double bedrooms. There is an allocated parking space with further visitor parking. Newcourt is conveniently located on the East side of the city, we easy access to the M5 as well as East Devon and Exeter City Centre. Accommodation The accommodation (with approximate measurements) comprises of: Lounge: 18'09" x 8'11" Double doors onto balcony and window to front aspect, radiator, carpeted floor. TV point. Kitchen: 11'04 x 5'01" Wall and base units, window to rear aspect, new lino floor, stainless steel single sink, plumbing for washing machine, gas hob, new electric oven, plinth heater, tiled surround and laminate worktop. Glow worm. Bedroom 1: 14'04 x 8'11" Window to front aspect, radiator, carpeted floor. Bedroom 2: 11'06" x 8'08" Radiator, dg window to rear aspect, carpeted floor. Bathroom: 9'11" x 5'0" Bath with shower over, WC, dg window to rear aspect, Lino floor, radiator, wash hand basin. Hallway: Secure entry telecom system. Radiator, front door, carpeted floor, airing cupboard with shelving. Phone point Outside Designated parking space at the front of the property with further visitor space if required. Bin store to the

rear.TenancyThe property is available now at a rent of £875 pcm.The tenant will be responsible for the usual statutory outgoings including the Council Tax (Band B)No smokers/pets.EPC Rating: BIn order to apply for the property, a holding deposit of £201 will be required. Once an applicant has passed referencing and a tenancy agreement is entered into, the holding deposit can be used towards the first month's rent or refunded to the applicant (please see our terms of business for more information). A deposit of £1009 and the first month's rent will be required prior to moving in.All tenants/guarantors will have to be satisfactory referenced and credit checked before a tenancy begins.Descriptions and measurements are for guide purposes only and do not form part of any contract.Robert Williams Ltd is a member of a property redress scheme which is administered by The Property Ombudsman (TPO), Registered Office Milford House, 43 - 55 Milford Street, Salisbury, Wiltshire, SP12BP. Robert Williams Ltd is a member of a Clients Money Protection (cmp) scheme which is administered by the Royal Institute of Chartered Surveyors (RICS), 12 Great George Street, London, SW1P 3AD.Information for Landlords: Robert Williams estate agents are a local, independent Sales and Lettings estate agency established in Exeter for over 19 years. For a free no obligation market appraisal or for more information regarding our services, please call us today! For more details and to contact:

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