Wilkinson Grant & Co

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WG Wilkinson Grant & Co
LETTINGS & PROPERTY MANAGEMENT

Anthony Road, Heavitree, Exeter, EX1 2ST.

Well-presented three-bedroom family home in the sought after area of Heavitree. Comprising open sitting and dining space, separate modern kitchen, family bathroom, cloakroom with WC. Garage and on street parking available.

Rent £1,500 per calendar month

Deposit £1,730

TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE CALL WILKINSON GRANT LETTINGS ON 01392 455920

AVAILABLE: End of October

EXETER LETTINGS: 01392 455920 | lettings@wilkinsongrant.co.uk

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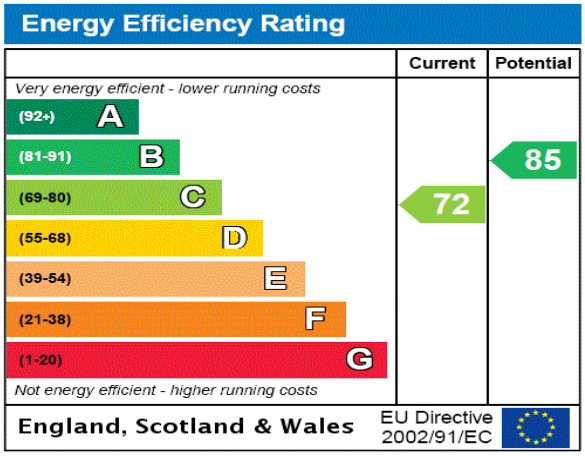
Holding Deposit (equivalent to one weeks' rent) £346

Payable at Application Approval and offset against first month's rent



OVERVIEW

- Available end of October
- Heavitree Location
- Three Bedrooms
- Open Plan Sitting / Dining Room
- Downstairs W/C
- Garage & Garden
- Council Tax Band-C
- EPC-C
- Permit Parking Available

DESCRIPTION

Well-presented three-bedroom family home in the sought after area of Heavitree.

SITUATION

This property is in close proximity to a variety of shops and regular bus services to Exeter city centre, with access to major road links. The RD&E hospital, Ladysmith School and Heavitree Park are also within walking distance.

ACCOMMODATION COMPRISES Front door opens into -

ENTRANCE HALLWAY Coat hooks and radiator. Door to -

OPEN PLAN SITTING/DINING ROOM 23'2" x 11'8" (7.06m x 3.56m)
Bay window to the front aspect, TV aerial socket and two radiators. Under stairs cupboard. Patio door out to back garden. Door to -

KITCHEN 12'8" x 8'9" (3.86m x 2.67m)
Floor and wall mounted cupboards and drawer units. Sink with drainer and mixer tap over. Built in oven with four ring gas hob and extractor over. Under counter space for washing machine and space for freestanding fridge/freezer. Boiler. Door with step down to rear entrance hallway.

DOWNSTAIRS CLOAKROOM Low level WC, wash hand basin and obscure double-glazed window to the rear aspect.

From the entrance hallway, stairs to -

LANDING Doors to -

BEDROOM TWO 11'4" x 9'4" (3.45m x 2.84m)
Double glazed window to the rear aspect and radiator.

BEDROOM ONE 15'2" x 11'8" (4.62m x 3.56m)

PLEASE NOTE: THESE PARTICULARS HAVE BEEN PREPARED AS A GENERAL GUIDE. WE HAVE NOT CARRIED OUT A DETAILED SURVEY OR TESTED THE SERVICES, APPLIANCES OR FITTINGS. PROSPECTIVE PURCHASERS SHOULD NOT RELY UPON MEASUREMENTS BEFORE BUYING CARPETS OR FURNISHINGS. PLEASE NOTE: PETS MAY REQUIRE A HIGHER DEPOSIT.

Double glazed window to the front aspect and radiator.

BEDROOM THREE 9'2" x 5'8" (2.8m x 1.73m)
Double glazed window to the rear aspect and radiator.

BATHROOM Bath with shower over and low level WC. Heated towel rail and obscure double glazed window to the side aspect.

OUTSIDE Enclosed rear garden and garage. Permit parking available.

SERVICES Information provided by the landlord-
BROADBAND-Potential to connect to BT and Sky in the area.
PARKING- A permit can be purchased from Exeter City Council, Residents parking permits are available from Devon County Council from £35. For more information please visit https://www.devon.gov.uk/roads-and-transport/parking/parking-permits/residents-parking.
SERVICES- Gas mains, water mains and electric mains
COUNCIL TAX-C

TENANCY INFORMATION The property will be available for rent from the end of October 2026, at £1,500 per calendar month (excluding bills).

To secure your application for this desirable property, a holding deposit of £346 is required. Once you pass the referencing process and sign the tenancy agreement, we shall apply the holding deposit toward your first month's rent.

Prior to moving in, a deposit of £1,730 and the first month's rent must be paid.

All tenants and guarantors are subject to satisfactory referencing and credit checks before the tenancy can commence.

Please remember that descriptions and measurements are intended for guidance only they do not constitute part of any contract.

DIRECTIONS
From Exeter city centre, take the Heavitree road to Fore street, Heavitree. Turn left into Homefield road, left into Goldsmith Street and then take the second right into Anthony road.

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