



**Flat 1 3 Buddle Lane, Exeter, EX4 1JU**  
**£600 Per Calendar Month**

A newly renovated GROUND FLOOR STUDIO APARTMENT situated on Buddle Lane just off Cowick Street, close to the shops and amenities with a good and regular bus services into the city centre. The property has recently been the subject of full renovation and benefits from new Kitchen and Bathroom suites, a new mains gas central heating boiler and has been redecorated and recarpeted throughout. The property also benefits from a cooker, washing machine, and fridge.

## DESCRIPTION

Flat 1, 3 Buddle Lane is a newly modernised ground floor Studio Apartment situated in Buddle Lane, just off Cowick Street close to the shops and amenities with a good and regular bus services into the city centre. The property has recently been the subject of full renovation and benefits from new Kitchen and Bathroom suites, a new mains gas central heating boiler and has been redecorated and recarpeted throughout. The property also benefits from a cooker and a washing machine,

## ENTRANCE

From Buddle Lane a wooden gate leads through a communal courtyard to the Front Door into the

## COMMUNAL ENTRANCE HALL

with stairs leading to the First Floor and the Front Door into the

## KITCHEN

with window to the front and fitted with a range of matching wall and floor units under a roll top work surface with tiled splash backs including and incorporating a single drainer stainless steel sink unit with mixer tap. The Kitchen also benefits from a washing machine, fridge and cooker. Door to the

## STUDIO ROOM

with window to the front overlooking Buddle Lane, radiator and door to the En Suite Shower Room

## EN-SUITE SHOWER ROOM

with fully panelled walls and matching white suite comprising a walk-in Shower Cubicle housing an electric shower with glazed shower screen to one side, a low level WC and pedestal wash hand basin with mirror fronted medicine cabinet over.

## SERVICES & COUNCIL TAX

Mains gas, electricity, mains water and mains drainage.

Satellite available via Sky.

Broadband speed is Mbps. Mobile Phone coverage by EE, O2 and Vodaphone (info taken from ofcom checker, please check suitability/connections with your own provider) Council Tax Band A - £1,586.60 p.a. for 2025/26

All services to be paid for by the tenant in addition to the rent

## HOW TO APPLY

Please ask us for an application form (one to be supplied for each applicant aged 18+) and we will send this to you via email to complete (or we can supply a paper copy). If our Landlord approves your application, you will be asked to provide us with appropriate I.D. so we can conduct Right to Rent and anti-money laundering checks, which we are required to do by law. This will include an online

'Smartsearch' sanction check against all tenants, permitted occupiers and guarantors as required under the Sanctions and Anti-Money Laundering Act 2018.

Your details will also be passed to Let Alliance to allow them to carry out financial referencing, which includes checking your credit rating and obtaining proof of income/references from your employer and current/previous landlords.

Please Note: Pets by arrangement.

The property is let unfurnished on a six month Assured Shorthold Tenancy (minimum). Move in is subject to successful referencing, payment of the first months' rent and deposit and signing the tenancy agreement.

## VIEWING & DIRECTIONS

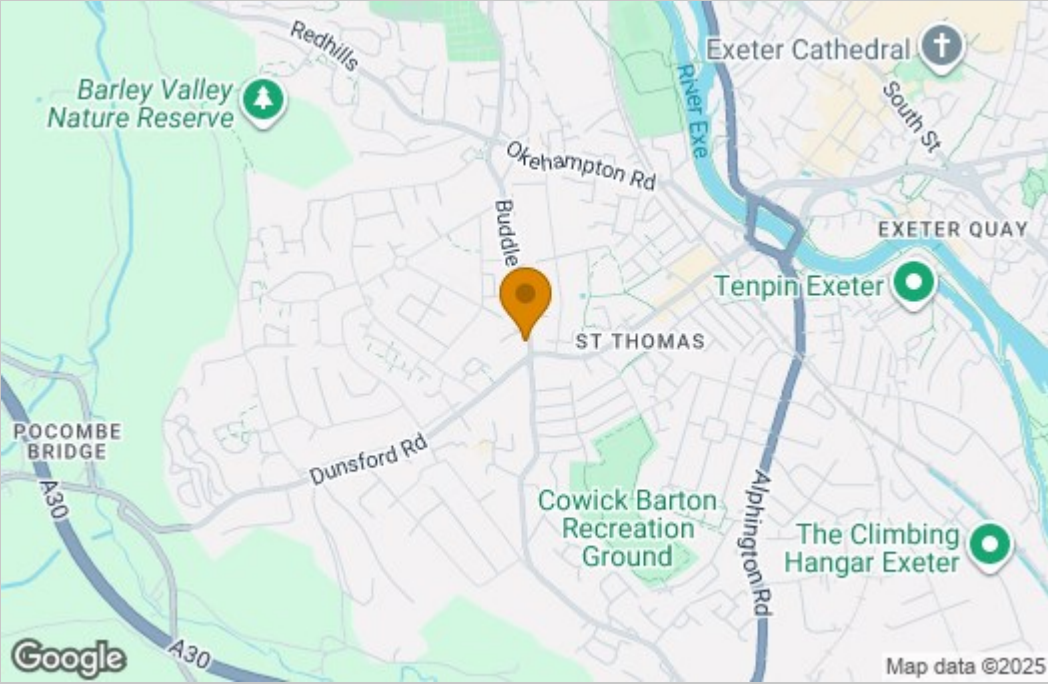
Strictly by appointment through The Keenor Estate Agent. Please contact us to arrange this and discuss any queries you may have concerning the property, particularly with regard to location and access to facilities for our more rural properties, before travelling.

For sat nav purposes - please use the property address or postcode.

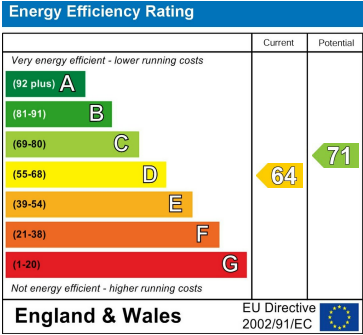
What3words - dock.last.candy

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.