

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

A recently 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. Available now.

DESCRIPTION

Flat 1, 3 Buddle Lane is a recently 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.

INITIAL COSTS

Rent ~ £600 per calendar month

Deposit - £692 protected by MyDeposits (Insured Scheme)

By law from 01.05.26 we cannot accept more than one month's rent in advance (even if an applicant offers more), and we will ask for this to be paid once a tenancy agreement has been completed. We can however ask for the Deposit to be paid prior to signing and in some cases we may request this.

The property will be let on a 12 month Assured Periodic Tenancy. Tenants can end the tenancy at any point by giving two months' written notice, so the tenancy ends at either the start (the rent due date) or end of a rental period (the day before the rent is due).

SERVICES & COUNCIL TAX

Mains gas, electricity, mains (rated) water and mains drainage.

Satellite available via Sky.

Broadband speed is 77 Mbps. Mobile Phone coverage by EE, O2 and Vodafone (info taken from ofcom checker, please check suitability/connections with your own provider)

Council Tax Band A - £1,663.57 p.a. for 2026/27

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

HOW TO APPLY

Please ask us for an application form. All intended occupants/tenants for the property aged 18+ must complete a form and provide valid proof of name and address I.D. for us to carry out legally required Anti-Money Laundering and Right to Rent Checks.

If the Landlord approves your application(s), your details (and any guarantors details, where applicable) will be passed to a third party referencing company called Let Alliance for full financial referencing which includes checking credit ratings and obtaining proof of income/references from your current employer and current/previous landlords.

All applications are subject to landlord approval, I.D. and Right to Rent checks, successful referencing and contract.

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

DISCLAIMER

Please be aware (1) Neither the Vendor/Landlord or their Agent will be held liable for any damage or injury which may occur during a visit to the property. Any interested parties viewing the property do so entirely at their own risk. (2) Our details are produced in good faith & all property information provided as accurately as possible with the vendors' approval prior to publishing, however they are a general guide and cannot be relied upon as factual statements. We encourage buyers to contact us with any queries about the property either prior to or after viewing. (3) All measurements, photos, and distances mentioned are approximate. (4) Any mention of appliances and/or services does not guarantee they are in full and efficient working order. (5) We are not legal professionals, we can usually

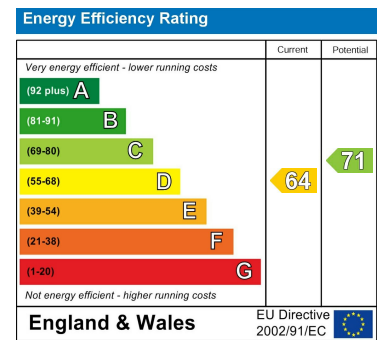
provide a copy of the property title register and plan but we do not see property title deeds or other legal paperwork. Buyers should always seek advice from a qualified conveyancer about any legal issues and ownership responsibilities.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.