



Richard Ford Court

Range of Rooms from
£500 - £595 pcm

To Let

High Quality “Non-smoking” Rooms

An assortment of very high quality, non-smoking rooms are now available in townhouses at Richard Ford Court, Meadow Way, located near Fore Street, Heavitree, in Exeter. Post code area: EX2 5GH.

Highest specification throughout, property has a mix of large double rooms (single occupancy only), en-suite bedrooms, a separate shower room and a further bathroom/shower room. There are four WCs. The house has a fully fitted modern kitchen.

Set in a quiet, discreet courtyard setting, with fully landscaped garden, whilst in easy walking distance to the following:

- Exeter City Centre - Met Office
- The Southernhay Legal Practices area & Ashfords Legal Centre
- Exeter Business Park & Exeter International Airport
- Royal Devon & Exeter Hospital (both Barrack Road & Heavitree Road Hospitals)
- Exeter University – St Lukes College – Peninsula Medical School
- M5 Motorway access

All amenities close by:

- Tesco Express convenience store & petrol station
- The Co-Operative
- Chinese, Indian & traditional English (fish & chips) takeaways
- Heavitree (walk-in) Health Centre & Dental practice
- Nat West & LloydsTSB Banks
- Lloyds Chemist
- Shauls Bakery
- Post Office
- The Quo Vadis Italian Restaurant & the Light of India, Indian Restaurant
- The Heavitree & The Ship & Pelican public houses
- Churches of all denominations.
- Good public transport

The house is a house-share for male and female professional, non-smoking individuals only, sorry no students.



Ideal for company re-location, transient personnel (6 month assured shorthold tenancy).

Yearly contract staff, i.e. Met Office, Reuters, Lecturers at the University.

Health industry professionals e.g. locum doctors, nurses, etc. at the Royal Devon & Exeter (city) hospitals. Teacher training professionals at St Lukes.

Recent legal graduates, undertaking articles at Ashfords Legal Centre, Exeter Business Park. Staff at Exeter International Airport (Flybe & BAA).

Retail management appointees at the new £multi-million Princesshay City Centre Shopping in Exeter, whilst undergoing probationary periods and prior to purchasing their own homes in the Exeter area.

The houses are fitted out to a very high standard and provide extreme comfort, similar to living in a hotel. Some rooms have their own en-suite and all rooms are newly furnished and have their own TV/DVD. The house itself has everything from cutlery and crockery to a washer/drier, fridge freezer, and microwave, etc.

There are also garden rooms with a private garden & courtyard area.

Facilities:

All houses have luxury fitted kitchens with all appliances provided, fridge freezer, microwave, washer/drier, oven & hob, all crockery & cutlery is provided.

A landscape company is contracted to maintain all garden and landscaped areas.

The rooms range from: £500.00pcm to £595.00pcm, these rates are: A LL INCLUSIVE OF ALL BILLS, e.g. Council Tax, Electricity, Gas, Water rates, TV licence & Gardener. (Telephone not included).

If you are interested in any of the rooms, please contact one of the numbers identified above to arrange a viewing. If a viewing is undertaken and you wish to secure a particular room, a payment of £100.00 will be required in order to hold the room until all the necessary tenancy administrative procedures have been completed.

This payment is then used as settlement of the administration charge, for the respective Tenancy Agreement preparation (Agreement documentation, credit checking and vetting procedures). In line with recent legal changes in respect of Tenant Deposit Schemes, applicable as at: (6/4/07), NO DEPOSIT payment is now required to be provided by the Tenant for this tenancy as the Landlords now have a Tenancy Assurance Policy in place, covering the property..

Directions by road to: Richard Ford Court, Meadow Way, Exeter

Directions from the M5

At Junction 30 leave the M5 (sign posted Exeter) and at the roundabout follow the signs for Exeter services. At the services roundabout take the first exit and proceed up the road and across a set of traffic lights until you reach the next roundabout. Take the second exit and follow this road for just over 1 mile toward the City Centre, which will bring you into Fore Street, Heavitree. You will see a Tesco Express store & petrol station on your right hand side, Then a Nat West Bank, once you pass the Nat West Bank, YOU MUST TURN IMMEDIATELY LEFT at the traffic lights into Church Street, Heavitree, proceed along this road and take the 3rd left turn into Meadow Way, Richard Ford Court is immediately on your left, as you turn into Meadow Way. If you have SATNAV postcode is: EX2 5GH.

Please drive carefully & have a safe journey

