



£995 pcm

*An impressive first floor apartment in a small development above the banks of the River Exe*

3 Mount Wear Court,  
Exeter, EX2 6LR

- Living room open to lovely fitted kitchen
- Two bedrooms, stylish bathroom
- Double glazing & central heating
- Communal garden & bike store
- Off road parking space
- Pleasant position above the river
- Sorry no smokers or pets
- Available end of October 2022

Tel: 01392 860 783  
[www.mckinleywhite.com](http://www.mckinleywhite.com)  
[enquiries@mckinleywhite.com](mailto:enquiries@mckinleywhite.com)



## Description

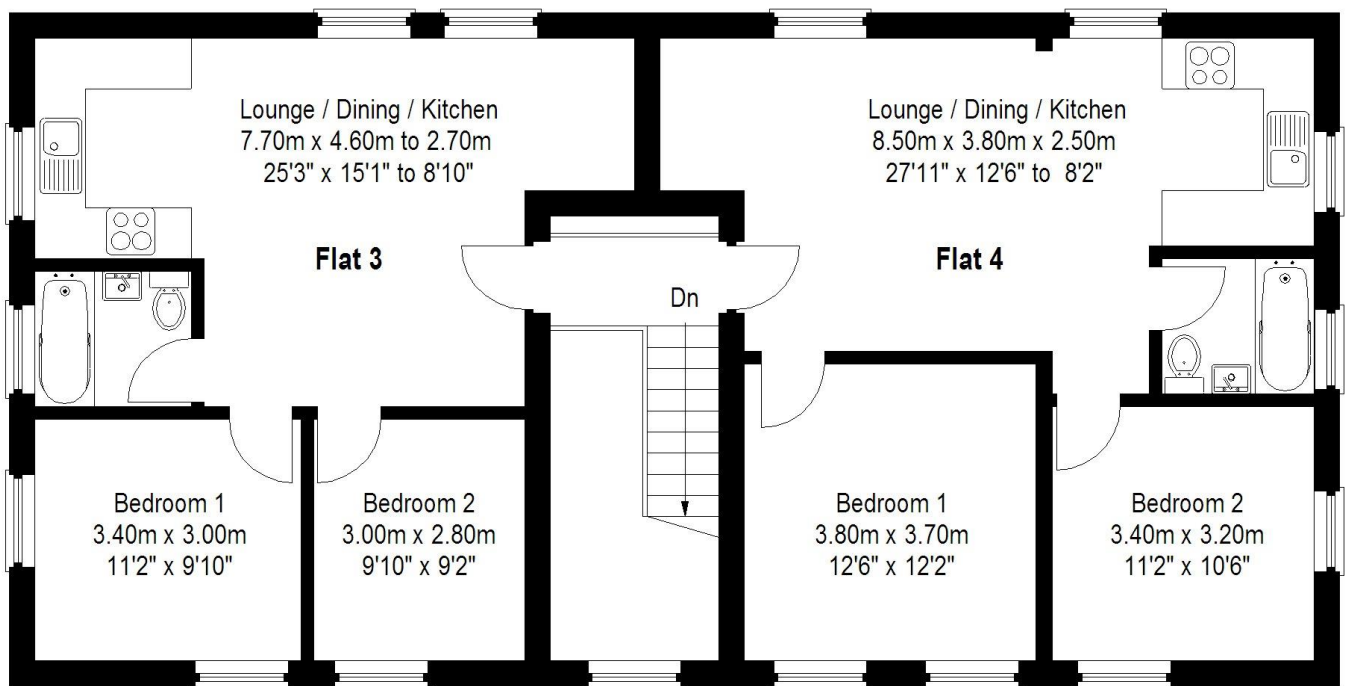
This is an impressive first floor apartment, part of a small development of just nine properties in a fine Riverside position. The apartment offers a spacious living room open to a high quality fitted kitchen with solid wood fronted units, solid oak worktops and integrated appliances. There are two double bedrooms and a fine bathroom. Outside there is a shared amenity area laid to a level lawn and the apartment has two allocated in line parking spaces. The position is delightful, being high above the exe with views over the river and riverside valley park to the Haldon Hills in the distance.

The property is owned by an investor so long-term rental appears likely for a good tenant. Available end of October 2022. Sorry no pets or smokers.



# Location

The Mount Wear House development enjoys a wonderful elevated position overlooking the River Exe and the Riverside Country Park. The immediate area offers a charming mix of period cottages and more modern properties and of course there are huge opportunities for walking, cycling etc. The City centre is a short drive away and major road links can be easily accessed.



## First Floor

### TENANCY

6 month minimum Assured Shorthold Tenancy.

### DAMAGE DEPOSIT

£995.

### TENANT FEES

None apply at any point.

### AVAILABLE FROM

Late October 2022.

### OTHER FEES

None apply at any point.

### EPC RATING

78 - 78.

### EXCLUSIONS

Sorry no benefits, pets or smokers.

### REFERENCE

10118.



14b Sylvan Road  
Exeter  
EX4 6EW

Tel: 01392 860 783  
[www.mckinleywhite.com](http://www.mckinleywhite.com)  
[enquiries@mckinleywhite.com](mailto:enquiries@mckinleywhite.com)

We wish to inform prospective tenants that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing McKinley White has any authority to make or give any representation or warranty in relation to this property.