

14, Vine Close, Exeter, EX2 4EX



A well presented three bed mid terrace house with garage in a block and parking in front of the garage in the popular area of St Leonards. The property is within walking distance of the City Centre, the Historic Quay area and Magdalen Road with all of its Artisan shops. The property would be suitable for anyone working at the Royal Devon & Exeter Hospital which is a short walk away. EPC Rating C.

Available Late July 2021

Monthly Rent of £1,100

THE ACCOMMODATION COMPRISES:

Entrance Hall

Partly glazed uPVC front door. Light switch. Radiator. Ceiling light. Carpet

Cloakroom 7' 1" x 3' 9" (2.15m x 1.15m)

Double glazed window to front elevation. Curtain track and curtain over. Ideal Logic central heating boiler. Consumer unit. Low level WC and Wash hand basin. Ceiling light. Shelf and storage. Water meter

Kitchen 12' 0" x 10' 9" (3.65m x 3.28m)

Large double glazed window to front elevation. Blind over. Enclosed ceiling light. Tiled floor. Radiator. Built in fridge/freezer. Washer dryer. Built in gas hob with electric oven and extractor over. Stainless steel sink and drainer with mixer taps. Ample power points. Tiled splashbacks. Good range of wall and base units with worktop over. Understairs cupboard housing gas meter



Living Room 11' 6" x 15' 1" (3.51m x 4.61m)

Double glazed window to rear elevation. Curtain pole over. Radiator. Built in electric fire with surround and wooden hearth. Built in corner TV unit. Ample power points. Ceiling light. Patio doors leading out to garden with blinds over. TV aerial point. Light dimmer switch



First Floor Landing

Stairs leading from hallway to first floor landing. Ceiling light.

Bedroom One 10' 10" x 10' 0" (3.29m x 3.04m)

Large double glazed window to front elevation. Curtain pole and blinds over. Radiator. Beige carpet. Built in wardrobe with hanging rail and cupboards over. Second built in cupboard with shelving, water tank and central heating programmer. Central ceiling light. Ample power points. Light switch



Family Bathroom 4' 11" x 11' 1" (1.51m x 3.38m)

Double glazed window to front elevation. Blind over. Tiled floor. Radiator. Enclosed ceiling light. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Over the bath there is a Mira electric shower with bi folding shower screen. Shaver socket. Mirror



Bedroom Three 8' 8" x 6' 3" (2.63m x 1.90m)

Double glazed window to rear elevation. Blind and curtain pole over. Radiator. Ceiling light. Beige carpet. Light switch. Power point

Bedroom Two 11' 7" x 8' 8" (3.52m x 2.65m)

Double glazed window to rear elevation. Curtain pole and blinds over. Radiator. Built in double wardrobe with hanging rail and cupboard over. Ceiling light. Power points. Light switch

Garden

To the rear of the property there is a low maintenance court yard, mainly laid with patio and flower border with a rear gate.

Outside

Garage in a nearby block with parking space in front of it

Additional Information

Deposit £1,100

Holding Fee of £100 which will go towards the deposit on a satisfactory reference and the contract signed within 15 days

Council Tax Band C

No pets allowed 1 Child allowed

Redress Scheme: The Property Ombudsman Milford House 43-55 Milford Street Salisbury Wiltshire SP1 2BP Membership number N02624-0

Client Money Protection (CMP): Cheltenham Office Park Hatherley Lane Cheltenham GL51 6SH Membership number A3527

Permitted Fees

Holding fee £100 – this will form part of your deposit upon a satisfactory reference, if the reference comes back unacceptable due to undisclosed information or similar or withdraw for any reason this money will not be refunded. To amend the agreement – If you request any changes to your agreement i.e someone moves out or in to the property there will be a fee of £50 inclusive of VAT To Surrender the tenancy – If you wish to leave the tenancy before the end of the fixed term and we have found another tenant to cancel your liability and the landlord agrees to this, there will be a fee of £300 inclusive of VAT. Loss of key/fob – If you lose a key, key fob to a building or a remote control to a garage or parking space, the cost will vary depending on the block management and whether the key is a security one for this there will be a fee up to £100 inclusive of VAT

Property Misdescription Clause

NOTE: These particulars are intended only as a guide to prospective Tenants to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Landlord are to be or become under any liability or claim in respect of their contents. Any prospective tenant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained therein.

Energy Performance Certificate



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Dwelling type: Mid-terrace house
Date of assessment: 26 May 2016
Date of certificate: 26 May 2016

Reference number: 2768-2067-7255-4346-9960
Type of assessment: RdSAP, existing dwelling
Total floor area: 75 m²

Use this document to:

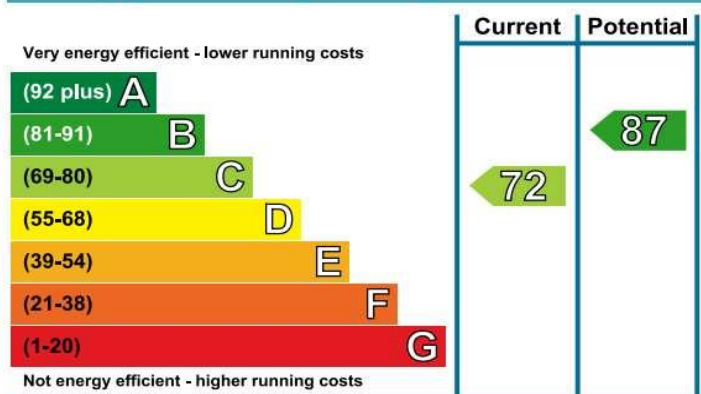
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,797
Over 3 years you could save	£ 291

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 150 over 3 years	
Heating	£ 1,059 over 3 years	£ 1,110 over 3 years	
Hot Water	£ 486 over 3 years	£ 246 over 3 years	
Totals	£ 1,797	£ 1,506	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 57
2 Low energy lighting for all fixed outlets	£30	£ 87
3 Solar water heating	£4,000 - £6,000	£ 147

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.