

1 Sivell Court, Sivell Place, Heavitree Exeter, EX2 5FG



Three bed end terrace coach house in the popular area of Heavitree within walking distance of the local shops, RD&E Hospital and the City Centre. The property benefits from being on a regular bus route and a parking space. Would ideally suit anyone working at the Hospital. EPC Rating C.

Available Now

Monthly Rent of £950

THE ACCOMMODATION COMPRISES:

Hallway

Wooden front door to Hallway: Wooden window with double glazed unit to front elevation. Blind over. Radiator. Smoke detector. Ceiling light. Isolator switch. Light switch. Telephone point

Cloakroom 5' 8" x 2' 10" (1.73m x 0.87m)

Extractor fan. Enclosed ceiling light. Low level WC. Pedestal wash hand basin. Both in white with chrome furniture. Radiator. Tiled splashback. Baxi combi boiler

Open Plan Kitchen/Living Room

Living Room Area 2.97m x 4.76m Double glazed patio doors to rear garden. Curtain pole over. Smoke detector. Ceiling light. Radiator. Understairs cupboard. Power points. TV point. Light switch
Kitchen Area 1.78m x 2.18m Wooden windows to front and side elevation. Blinds over. Recessed ceiling spotlights. Built in electric oven with gas hob and extractor over. Stainless steel sink and drainer with chrome mixer taps. Space & plumbing for washing machine. Formica roll edge work surface with tiled splash back. Range of wall and base units. Power points. Central heating controls. Light switch. Vinyl flooring



First Floor Landing

Stairs from hallway to First Floor Landing: Loft hatch. Ceiling light. Smoke detector. Power points. Isolator switch. Wooden window to rear elevation. Roller blind over. Door to:

Bathroom 5' 9" x 6' 1" (1.74m x 1.86m)

Wooden window with double glazed units to front elevation. Roller blind over. Enclosed ceiling light. Extractor fan. Vinyl flooring. Low level WC. Pedestal wash hand basin. Bath, fully tiled with shower attachment. Chrome pole & curtains over. All in white with chrome furniture. Heated towel rail.

Bedroom One 8' 6" x 11' 7" (2.58m x 3.54m)

Wooden window with double glazed unit to rear elevation. Blind over. Radiator. Ceiling light. Power points. Light switch. Extractor isolator switch. TV point. Door to:



En-suite 3' 10" x 8' 5" (1.18m x 2.56m)

Wooden double glazed window to front elevation. Roller blind over. Heated towel rail. Enclosed light fitting.

Bedroom Two 9' 6" x 5' 11" (2.89m x 1.81m)

Wooden window with double glazed unit to rear elevation. Blind over. Radiator. Ceiling light. Power points. Light switch

Bedroom Three/Study 9' 1" x 9' 6" (2.76m x 2.90m)

Two windows one to front elevation and one to side elevation. Blind over. Radiator. Ceiling light. Power points. TV point. Light switch

Outside

To the side of the property is an under cover car port for one car and to the rear is a gravelled courtyard garden.

**Additional Information**

Deposit £950

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

Council Tax Band B

Suitable for either a professional single, couple or small family

6 month fixed tenancy then on to a periodic month to month

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 (EPC)

1 Sivell Court Sivell Place EXETER EX2 5FG	Energy rating C	Valid until: 25 March 2034
		Certificate number: 2778-4217-8069-1017-1891

Property type: End-terrace house

Total floor area: 59 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60