

22 Cromwell Court, Fore Street, Heavitree Exeter, EX1 2QG



A two bed third floor unfurnished flat with a garage in the popular location of Heavitree. The property benefits from being newly decorated, within walking distance of the City Centre, Heavitree Shops, Royal Devon & Exeter Hospital, close to Sowton Industrial Estate and on a bus route to and from the City.
EPC Rating D.

Available Now

Monthly Rent of £1,000

THE ACCOMMODATION COMPRISES:

Communal Area

Communal front door leading to communal stairs and lift to third floor.

Hallway

Wood front door. Laminate flooring. Radiator. Smoke detector. Intercom. Power points. Telephone point. Large cupboard with plumbing and washing machine, light, coat hooks and shelving

Shower Room 5' 7" x 6' 5" (1.70m x 1.96m)

Enclosed light fitting. Extractor fan. Laminate flooring. Double shower unit with thermostatically controlled shower, fully tiled. Radiator. Low level WC and Pedestal wash hand basin both in white with chrome furniture. Medicine cabinet with mirrored doors. Light pull cord



Bedroom One 9' 9" x 11' 10" (2.97m x 3.60m)

Double glazed window to rear elevation. Curtain track above. Radiator. Wood effect laminate flooring. Ceiling light. Ample power points. Light switch



Bedroom Two 9' 9" x 9' 3" (2.96m x 2.83m)

Double glazed window to rear elevation. Curtain track over. Radiator. Ceiling light. Wood effect laminate flooring. Light switch. Ample power points

Kitchen Area 6' 8" x 8' 3" (2.02m x 2.52m)

Ceiling strip light. Laminate flooring. Stainless steel sink and drainer with chrome mixer taps. Freestanding Beko electric cooker with chrome extractor over. Fridge & freezer space for dishwasher. Good range of wall and base units with roll edged worktops. Ample power points. Light switch. Leading to:



Living Area 20' 0" x 9' 9" (6.10m x 2.97m)

Dual aspect room with windows to rear and side elevation both double glazed, curtain tracks over. Radiator. Two ceiling lights. Ample power points. Built in cupboards one housing the gas meter with shelving. TV point. Wood effect laminate flooring.



Outside

Garage with parking in front of it

Additional Information

Deposit £1000

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 or a couple

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)

22 Cromwell Court Fore Street Heavitree EXETER EX1 2QG	Energy rating D	Valid until: 11 February 2030
		Certificate number: 8700-7022-6430-0982-7296

Property type	Top-floor flat
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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 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