

Room 5, 33, Prospect Park, ST JAMES Exeter, EX4 6NA



Furnished rooms in a shared house inclusive per month. A well presented spacious room within walking distance of St James train station and the city centre. The property benefits from having three bathrooms plus separate first floor cloakroom, use of the communal kitchen, lounge and garden to the rear. suitable for working professionals. EPC Rating C.

Monthly Rent £550 inclusive

Available Now

THE ACCOMMODATION COMPRISES:

Entrance

Wooden front door to ENTRANCE VESTIBULE: Enclosed light. Smoke alarm. Emergency lighting. Alarm control panel. Light switch. Break glass. Glazed wooden door to:

Hallway

Enclosed light fitting. Smoke detector. Emergency lighting. Coat hooks. Radiator. Under stairs cupboard housing consumer units and electric meter. Door to:

Living Room 20' 2" x 10' 6" (6.15m x 3.2m)

Two double glazed windows to side elevation. Curtain track and curtains over. Radiator. TV point. 3 x double power points. Built-in storage cupboard. Electric fire with tiled surround and wooden mantle over. Ceiling light. Emergency lighting. Smoke alarm. Light switch.

Kitchen/Diner 21' 7" x 10' (6.58m x 3.05m)

Two double glazed windows, one to rear and one to side elevations. Heat detector. Enclosed light fitting and ceiling spotlights. Emergency lighting. Tiled flooring. Dishwasher. Washing machine. Tumble Drier. Electric oven and hob. 3 x built-in Fridge/Freezers. Good range of wall and base units with formica roll edged work tops. Single sink and drainer with chrome taps. Central heating control thermostat. Double power points. Break glass. Double glazed door to garden.



FIRST FLOOR

Stairs to FIRST FLOOR HALF LANDING: Enclosed light fitting. Emergency lighting. Breakglass. Light switch. Storage cupboard housing hot water cylinder with shelves. Separate storage cupboard. Smoke alarm.

Bathroom 4' 6" x 7' 6" (1.37m x 2.29m)

Double glazed window to side elevation. Enclosed ceiling light. Extractor fan. Light pull cord. Light switch. Low level WC. Pedestal wash hand basin and bath in white, all with chrome fittings. Triton electric shower over bath with glass shower screen. Chrome towel rail. Radiator. Shaver socket and light. Tiled flooring.

Shower Room 4' 6" x 5' 7" (1.37m x 1.7m)

Double glazed window to side elevation. Enclosed ceiling light. Extractor fan. Low level WC. Pedestal wash hand basin. Corner shower cubicle with Triton electric shower. All with chrome fittings. Fully tiled.

Bedroom Five 12' 8" x 11' 10" (3.86m x 3.61m)

Double glazed window to front elevation. Curtain track and curtains over. Ceiling light. Smoke detector. Radiator. Internet point. TV point. Power points. Two built-in wardrobes with hanging rails and cupboards over. Light switch.



FIRST FLOOR LANDING

Up four steps to LANDING: Enclosed light fitting. Emergency lighting. Smoke detector. Breakglass. Light switch. Radiator. Door to:

Cloakroom 8' 10" x 3' 9" (2.69m x 1.14m)

Enclosed light fitting. Extractor fan. Pull cord. Low level WC with chrome furniture. Wash hand basin with chrome furniture. Tiled splashback. Mirror over. Chrome towel holder. Heated towel rail and radiator. Tiled flooring.

SECOND FLOOR

Stairs to SECOND FLOOR LANDING: Double glazed window to rear elevation. Blind over. Enclosed light fitting. Smoke detector. Breakglass. Emergency lighting. Large double cupboard with shelves. Door to:

Shower Room 9' 9" x 5' 1" (2.97m x 1.55m)

Enclosed ceiling light. Shower pull cord. Light fittings. Extractor fan. Velux window. Shower cubicle with Triton shower. Fully tiled. Pedestal wash hand basin with chrome taps. Mirror over. Light and shaver socket. Low level WC with chrome fittings. Heated chrome towel rail and radiator.

Outside

To the front of the property is an enclosed paved front garden. To the rear is a large mainly paved garden with trees and shrubs, seating areas, built-in barbecue and rear storage/bicycle shed and rear access gate.

Additional Information

Deposit £500

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

Suitable for a Single professional

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



33, Prospect Park, EXETER, EX4 6NA

Dwelling type: Mid-terrace house
Date of assessment: 30 November 2018
Date of certificate: 13 December 2018
Reference number: 8199-5005-1529-0976-1983
Type of assessment: RdSAP, existing dwelling
Total floor area: 184 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

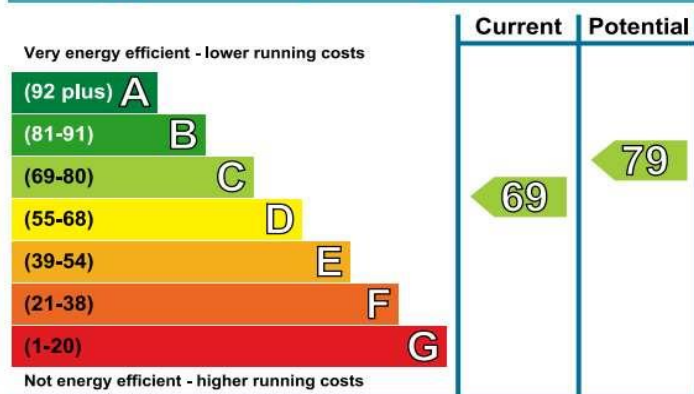
Estimated energy costs of dwelling for 3 years:	£ 4,035
Over 3 years you could save	£ 1,221

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 366 over 3 years	£ 291 over 3 years	
Heating	£ 3,243 over 3 years	£ 2,271 over 3 years	
Hot Water	£ 426 over 3 years	£ 252 over 3 years	
Totals	£ 4,035	£ 2,814	

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 Cavity wall insulation	£500 - £1,500	£ 438
2 Internal or external wall insulation	£4,000 - £14,000	£ 345
3 Floor insulation (suspended floor)	£800 - £1,200	£ 219

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.