

4, Vaughan Road, Whipton Exeter, EX1 3DH



A well presented unfurnished three bed semi detached house with a garage and parking in the popular location of Heavitree. The property is within walking distance of the City Centre, local shops, Royal Devon and Exeter Hospital and is on a bus route. EPC Rating D.

Available Mid May 2024

Monthly Rent of £1,300

THE ACCOMMODATION COMPRISES:

Entrance Porch

uPVC part glazed front door. Coir matting. Coathooks. Wooden door partly glazed leading to:

Entrance Hall

Parquet flooring. Ceiling spotlights.

Living Room 13' 3" x 12' 6" (4.046m x 3.821m)

Bay window to front elevation. Curtain pole and curtains over. Beige carpet. Radiator. Ornamental fire with surround and hearth. Ceiling light. Ample power points. TV point. Built in shelving. Light dimmer switch



Dining Room 11' 11" x 11' 5" (3.637m x 3.490m)

Wooden floor. Ceiling spotlights. Radiator. Double glazed doors that open out to the garden. Kitchen area

Kitchen Area 15' 6" x 11' 4" (4.713m x 3.447m)

Double glazed windows to side and rear elevations. Wood flooring. Radiator. Built in double oven with hob over. Sink with drainer and chrome taps. Space for washing machine, fridge/freezer and dishwasher. Ample power points. Pantry cupboard housing the meters and storage. uPVC door leading to rear. Door leading through to



Cloakroom

Double glazed window to side elevation. Worcester boiler. Low level WC and wash hand basin both in white with chrome furniture. Radiator.

First Floor Landing

Stairs leading from hallway. Double glazed window to side elevation. Central ceiling light. Loft hatch

Bedroom Three 11' 2" x 8' 11" (3.401m x 2.712m)

uPVC double glazed window to front elevation. Blind over. Radiator. Central ceiling light. Light switch. Sockets. Beige carpet.

Bedroom One 13' 2" x 13' 5" (4.015m x 4.091m)

uPVC double glazed bay window to front elevation. Curtain track and curtains over. Built in triple wardrobe with hanging space and shelving. Radiator. Central light fitting. Light switch. Ample power points.



Bedroom Two 11' 11" x 10' 1" (3.632m x 3.066m)

uPVC double glazed window to rear elevation. Track and curtains over. Radiator. Sockets. Central ceiling light. Light switch. Beige carpet

Family Bathroom

uPVC frosted double glazed window to rear elevation. Enclosed ceiling light. Room is fully tiled with a border. Medicine cabinet. Wash hand basin and Bath both with chrome furniture. Corner shower cubicle with electric shower.



Toilet

uPVC double glazed window to rear elevation. Low level WC in white. Central ceiling light. Light switch

Front Garden

Paved drive way with off road parking for three cars and access to the garage. Lawn with shrubs borders and steps to the front door.

Garage

Brick built garage with storage and up and over metal door

Back Garden

Private enclosed South West facing with patio area and steps up to the lawned area. Mature trees and shrubs. Seating area. Outside tap and gate to the side of the property



Additional Information

Deposit £1,300 Holding Fee of £100 which will go towards the deposit on a satisfactory reference and the contract signed within 15 days Council Tax Band D Would ideally suit a small family or a professional 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)

4 Vaughan Road EXETER EX1 3DH	Energy rating D	Valid until: 7 January 2034
		Certificate number: 0881-3033-8209-5184-5200

Property type Semi-detached house

Total floor area 102 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 B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 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

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.