

**332B, Topsham Road,
Exeter, EX2 6HG**



A two bed first floor flat in good order throughout, situated in the popular location of Countess Wear with easy access to all the major roads and on a bus route. The property benefits from a garage and solar panels, GCH & DG. EPC Rating C.

Available Mid July 2024

Monthly Rent of £950

THE ACCOMMODATION COMPRISES:

Entrance

Wrought Iron stairs to first floor flat

Entrance Lobby

Upvc front door leading to entrance lobby. Radiator. Storage cupboard housing electric, gas meters, PV meter wooden door leading to:

Living Room 19' 9" x 10' 8" (6.03m x 3.26m)

Double glazed windows to front and rear elevation. Curtain pole and curtains over. Radiator. Two ceiling lights. Smoke detector. Ample power points. Two double light switches. TV point. Telephone point.



Kitchen 16' 2" x 8' 0" (4.92m x 2.44m)

Double glazed window to front elevation with blind over. Ceiling spotlights. Heat detector. Radiator. Tiled floor. Good range of wall and base units with formica roll edged work tops over. Stainless steel sink and drainer with chrome mixer taps. Intergrated fridge/freezer. Built in electric oven with hob over. Dishwasher. Washing machine. Ample power points. Tiled splashbacks. Radiator. Double light socket



Hallway

Ceiling light. Smoke detector. Storage cupboard housing water meter and shelving. Light switch

Master Bedroom 13' 0" x 9' 9" (3.96m x 2.97m)

Double glazed window to rear elevation. Curtain track and curtains over. Radiator. Ceiling light. Built in double wardrobe with hanging rail and shelves. Ample power points. Light switch. TV point. Telephone point



Bedroom 2 8' 8" x 9' 5" (2.63m x 2.87m)

Double glazed window to front elevation. Curtain track and curtains over. Radiator. Built in wardrobe with hanging rail and shelves. TV point. Telephone point. Ample power points. Central light fitting. Light switch.

Bathroom 5' 11" x 7' 7" (1.8m x 2.30m)

Double glazed window to front elevation blind over. Ceiling spotlights. Tiled flooring. Low level WC, Pedestal wash hand basin and bath all in white with chrome furniture. Electric shower over. Shower screen. Radiator. Fully tiled. Shaver socket. Light pull cord



Outside

Garage with power and light.

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

No pets or children

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)

332b Topsham Road Exeter EX2 6HG	Energy rating C	Valid until: 5 September 2032
		Certificate number: 0864-3004-3201-3302-5204

Property type

Top-floor flat

Total floor area

78 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 efficiency rating for this property

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

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