

35, Exe Street, Exeter, EX4 3HA



Two bed unfurnished modern terraced house newly decorated with a new kitchen and an off road parking on a first come first serve basis in the ideal location of St David's. The property benefits from being within walking distance of the historic Quay, city centre, St Thomas Precinct, Exeter University and Exeter St David's train station. ECP Rating C.

Available Early to Mid July 2024

Monthly Rent of £950

THE ACCOMMODATION COMPRISES:

Entrance Hallway

Wooden Upvc door leading to: Wooden floor, Coil Matt. Under stairs area with coat hooks and consumer unit. Ceiling light. Light switches, power points. Central heating programme and thermostat. Doorway leading to:

Lounge/Diner 18' 2" x 11' 3" (5.53m x 3.43m)

Dual aspect room with Upvc double glazed windows to front and rear elevation with blinds and curtain track over. Wood effect laminate flooring. Two ceiling lights. Light switches. Telephone point and TV point. Decorative wood burner with hearth. Central heating radiator. Power points.



Kitchen 7' 6" x 10' 2" (2.28m x 3.11m)

Wood flooring. Central heating radiator. Free Built in electric oven with gas hob over with chrome extractor over. Free standing fridge freezer. Free standing washing machine. Stainless steel sink with drainer and chrome mixer taps. Partly tiled. Good range of wall and base units with worktops over. Ample power points. Extractor fan, ceiling light. Light switches. Smoke detector. Upvc door leading out to garden.



Upstairs Hallway

stairs to first floor. stairs are carpeted. Extractor. Upvc door to balcony. Power point and light switch. Loft hatch. Airing cupboard housing central heating boiler and shelving.

Balcony

Space for chairs overlooking open area

Bedroom 1 10' 9" x 9' 9" (3.28m x 2.98m)

Three uPVC double glazed windows to the front elevation with blinds, curtain pole and curtains over with radiator below. Blue carpet. Power point and light switch.



Bedroom 2 9' 10" x 6' 11" (2.99m x 2.12m)

uPVC double glazed window to rear elevation. Curtain pole and curtains over with radiator below. Ceiling light, power points. light switch.

Family Bathroom 6' 11" x 7' 0" (2.11m x 2.13m)

uPVC double glazed window to rear elevation with one opener. Extractor fan. Enclosed ceiling light. Low level WC. White Pedestal wash hand basin with mirrored medicine cabinet over. Bath with tiles around and mosaic border with shower over with curtain, soap holder and thermostat. Light pull chords. Chrome heated towel rail.

Rear Garden

Very pleasant courtyard garden laid to paving with storage. Further tiered area which could house various plants.



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 6 month fixed tenancy then onto a periodic month to month

Council Tax Band C

Suitable for either a professional couple or a single professional

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



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Dwelling type: Mid-terrace house
Date of assessment: 31 January 2015
Date of certificate: 02 February 2015

Reference number: 8725-7729-3330-0259-5972
Type of assessment: RdSAP, existing dwelling
Total floor area: 84 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

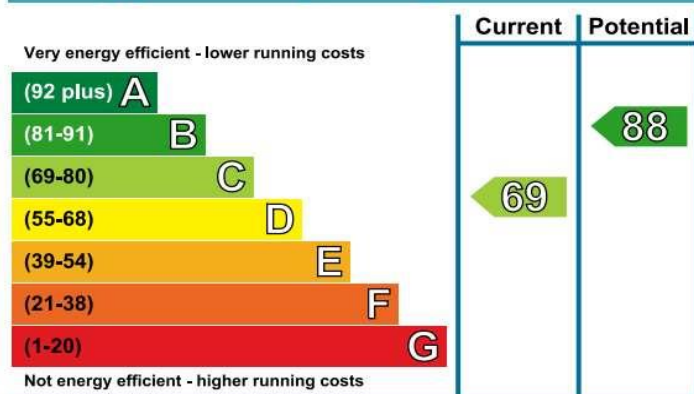
Estimated energy costs of dwelling for 3 years:	£ 2,127
Over 3 years you could save	£ 591

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 162 over 3 years	
Heating	£ 1,569 over 3 years	£ 1,164 over 3 years	
Hot Water	£ 315 over 3 years	£ 210 over 3 years	
Totals	£ 2,127	£ 1,536	

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	£ 237
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 75
3 Low energy lighting for all fixed outlets	£20	£ 69

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.