

## 4, Etonhurst Close, Clyst Heath Exeter, EX2 7QZ



Well presented four bedroom detached house with off road parking newly decorated, situated in a prime location within Clyst Heath. The property has easy access to Sowton, M5 and the local train station and within walking distance of the nearby shops and schools. EPC Rating C.

Available Now

Monthly Rent of £1,750

## THE ACCOMMODATION COMPRISES:

### Front Garden

Parking for 2 cars

### Entrance Hall

uPVC front door partly glazed. Radiator. Power points. Telephone point. Consumer unit. Coat hooks. Light switches. Laminate flooring

### Lounge/Diner 13' 9" x 11' 0" (4.2m x 3.36m)

uPVC window to front elevation. Curtain poles and curtains over. Radiator. TV point. Ample power points. Chrome ceiling light fitting. Archway leading to Dining Room end. Sliding patio doors leading out to the Conservatory. Curtain pole and curtains over. Central light fitting. Radiator. Power points. Laminate flooring. Door leading to:



### Conservatory 12' 3" x 7' 10" (3.73m x 2.39m)

Glass vaulted ceiling. Patio doors leading out to the Garden. Light switches, Power points. Laminate flooring

### Inner Hallway

Ceiling light. Smoke detector. Laminate flooring

### Utility Room 7' 9" x 6' 9" (2.36m x 2.06m)

Vinyl floor covering. Base units with worktop over. Stainless steel sink. Shelving. Plumbing for washing machine. Ample power points. Ceiling light. Smoke detector. Door leading through to

### Cloakroom 2' 9" x 4' 8" (0.83m x 1.43m)

Double glazed window to side elevation. Laminate flooring. Low level WC, Wash hand basin in white with chrome furniture. Ceiling light. Light pull cord

### Kitchen 8' 8" x 14' 4" (2.65m x 4.36m)

Leading from inner hallway. Double glazed window to rear elevation. Laminate flooring. Ceiling spotlights. Good range of wall and base units. American fridge/freezer. Built in dishwasher. Built in double oven with 5 ring gas hob over. Chrome extractor over with glass splashback. 1.5 bowl stainless steel sink with chrome mixer taps. Shelving. Ample power points.



### Study 7' 9" x 9' 7" (2.36m x 2.91m)

Double glazed window to front elevation. Ceiling light. Power points. Radiator. Extractor fan. Light switch. Shelves

### First Floor Landing

Stairs from hallway. Laminate flooring. Ceiling light. Smoke detector. Radiator. Loft hatch. Light switch

### Bedroom Two 14' 0" x 8' 2" (4.26m x 2.49m)

Double glazed window to front elevation. Curtain pole and curtains over. Radiator. Ceiling light. Built in Wardrobe. Ample power points.

### Bedroom Four 8' 9" x 7' 1" (2.67m x 2.17m)

Double glazed window to rear elevation. Radiator. Ceiling light. Power points. Light switch

### Bathroom 5' 8" x 6' 11" (1.73m x 2.1m)

Double glazed window to rear elevation. Ceiling spotlights. Extractor fan. Low level WC, Wash hand basin with cupboards under and Bath all in white with chrome furniture. Electric shower over the bath with glass shower screen. Chrome heated towel rail. Medicine cabinet with mirror front.

### Bedroom Three 8' 10" x 8' 2" (2.69m x 2.49m)

Double glazed window to rear elevation with curtains over. Built in wardrobes. Ceiling light. Light Switch. Power points.



Lane Cheltenham GL51 6SH Membership number A3527

### **Bedroom One 14' 0" x 8' 3" (4.26m x 2.51m)**

Double glazed window to front elevation. Curtain pole and curtains over. Radiator. Built in wardrobes. Ceiling light. Power points. Light switch. Door leading through to:



### **Ensuite Shower Room 4' 3" x 8' 4" (1.29m x 2.54m)**

Double glazed window to front elevation. Ceiling spotlights. Large medicine cabinet with mirror fronts. Wash hand basin with cupboards below, Low level WC and Shower cubicle all in white with chrome furniture.

### **Rear Garden**

Good size family garden, with flower borders, shed, fish pond, lawned and patio area.



### **Additional Information**

Deposit £1,750 Holding Fee of £100 which will go towards the deposit on a satisfactory reference and the contract signed within 15 days Council Tax Band E Suitable for a 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

### **Permitte 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 Etonhurst Close EXETER EX2 7QZ	Energy rating	Valid until:	29 January 2034
	<b>C</b>	Certificate number:	2017-3016-2209-7564-3204

Property type	Detached house
Total floor area	98 square metres

## Rules on letting this property

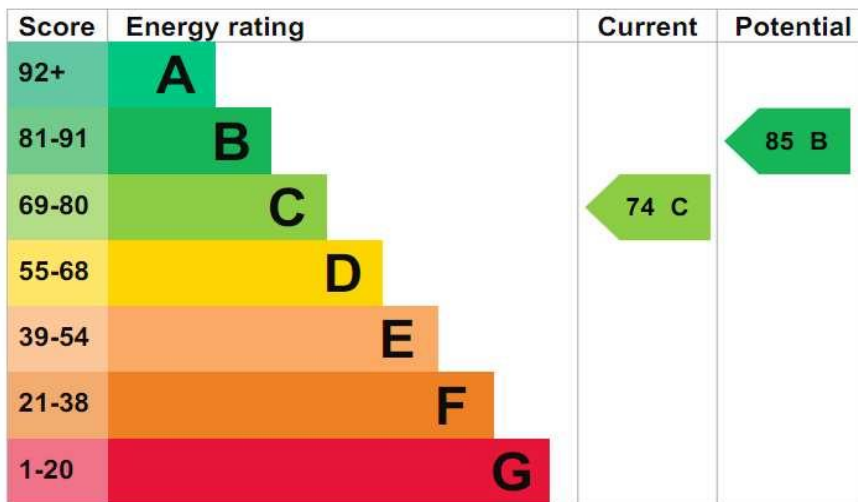
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

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



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