

45b, Serge Court, Commercial Road Exeter, EX2 4EB



Two bed second floor flat with a modern kitchen and bathroom situated close to Exeter Quayside, providing easy access to the river and the city centre. The property benefits from a lockable storage shed and use of the resident's car park.
EPC Rating C.

Available Mid August 2024

Monthly Rent of £850

THE ACCOMMODATION COMPRISES:

Communal Area

Communal front door leading to stairs to Second Floor Flat

Hallway

uPVC partly glazed front door. Two ceiling lights. Coat hooks. Electric heater. Intercom. Wood effect floor covering. Door to cupboard with slatted shelves.

Utility Room 6' 0" x 3' 11" (1.838m x 1.204m)

Housing consumer unit. Ceiling light. Shelving. Space and plumbing for washing machine and dryer. Hatch to loft space. Light switch

Bathroom 8' 3" x 8' 1" (2.51m x 2.47m)

Two double glazed windows to side elevation. Ceiling spotlights. Extractor fan. Tiled flooring. Radiator. Low level WC. Wash hand basin set in a vanity unit and Bath all in white with chrome furniture. Over the bath there is a Mira electric shower. Chrome and glass shower screen. Partly tiled in white tiles. Light pull cord



Bedroom One 13' 8" x 9' 3" (4.16m x 2.81m)

uPVC double glazed window to side elevation. Blind over. Ceiling light. Radiator. Fitted carpet. Light switch. Ample power points.



Bedroom Two 13' 8" x 9' 2" (4.17m x 2.80m)

uPVC double glazed window to the Side elevation. Blind over. Built in double wardrobe with mirror fronts. Wood effect laminate floor covering. Radiator. Ceiling light. Light switch



Living Room 16' 7" x 9' 10" (5.05m x 2.99m)

Two uPVC double glazed windows to side elevation. Blind over. Radiator. Wood effect laminate flooring. Ceiling light. Smoke detector. Light switch. TV point. Ample power points. Off the living room to:



Kitchen/Dining Room 15' 8" x 9' 10" (4.78m x 2.99m)

Dining Room End uPVC double glazed window to front elevation. Blind over. Radiator. Wood effect laminate flooring. Ample power points. Ceiling light leading to: Kitchen Area: uPVC double glazed window. Fluorescent tube lighting. Vinyl floor covering. 1.5 bowl stainless sink with drainer and chrome mixer taps. Built in gas hob with electric oven below. Extractor fan over the hob. Cupboard housing central heating combi boiler. Good range of wall and base units with roll edged worktops. Tiled splash backs. Ample power points.



Outside

Lockable storage shed. Use of the residents car park

Additional Information

Deposit £850

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

Suitable for either a single or a professional couple

Six month fixed tenancy and then onto 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



45b Serge Court, Commercial Road, EXETER, EX2 4EB

Dwelling type: Top-floor flat
Reference number: 8108-5385-7829-4496-4213
Date of assessment: 18 February 2019
Type of assessment: RdSAP, existing dwelling
Date of certificate: 18 February 2019
Total floor area: 72 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: | £ 1,479 |
| Over 3 years you could save | £ 138 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|--------------------|--------------------|--------------------------|
| Lighting | £ 222 over 3 years | £ 222 over 3 years | |
| Heating | £ 993 over 3 years | £ 855 over 3 years | |
| Hot Water | £ 264 over 3 years | £ 264 over 3 years | |
| Totals | £ 1,479 | £ 1,341 | |

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

Very energy efficient - lower running costs

(92 plus) **A**
 (81-91) **B**
 (69-80) **C**
 (55-68) **D**
 (39-54) **E**
 (21-38) **F**
 (1-20) **G**

Not energy efficient - higher running costs

| Current | Potential |
|---------|-----------|
| 75 | 77 |

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 Heating controls (room thermostat and TRVs) | £350 - £450 | £ 138 |

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.