

27, Ashclyst View, Broadclyst Exeter, EX5 3NA



Three bed well present modern semi-detached house with garage and driveway in the popular village of Broadclyst. Within close proximity of local shops, schools and approximately 5.5 miles from Exeter City Centre. EPC Rating C.

Available Mid August 2024

Monthly Rent of £1,300

THE ACCOMMODATION COMPRISES:

Entrance Hall

uPVC front door partly glazed. Ceiling light. Wood flooring. Radiator. Coat hooks. Power points. Coir matting.

Cloakroom 2' 11" x 6' 2" (0.90m x 1.88m)

Double glazed window to side elevation. Ceiling light. Consumer unit. Wood flooring. Low level WC and Wash hand basin both in white with chrome furniture. Light switch

Living Room 14' 7" x 12' 6" (4.45m x 3.82m)

Double glazed window to front elevation. Curtain pole and blind over. Radiator. Wood flooring. Ceiling light. Ample power points. Light switches. Telephone point. Double doors leading through to:



Kitchen/Diner 15' 8" x 10' 8" (4.77m x 3.25m)

Ceiling spotlights. Wood flooring. uPVC patio doors leading out to the garden. Radiator. Understairs cupboard. Kitchen Area uPVC window to rear elevation. Blind over. Built in gas hob with electric oven below and extractor over. Stainless steel sink and drainer with chrome mixer taps. Space for fridge/freezer, washing machine and plumbing for dish washer. Good range of wall and base units with roll edged worktops. Light switches



First Floor Landing

Stairs leading from hallway. Grey carpet. Double glazed window to side elevation. Curtain pole over. Loft hatch. Smoke detector. Ceiling light. Cupboard. Light switches

Bathroom 6' 5" x 6' 6" (1.95m x 1.98m)

Double glazed window to rear elevation. Blind over. Vinyl floor covering. Ceiling spotlights. Extractor. Low level WC, Pedestal Wash hand basin and Bath all in white. Thermostatically controlled shower over the bath. Medicine cabinet.

Bedroom One 9' 7" x 11' 2" (2.91m x 3.40m)

Double glazed window to rear elevation. Curtain pole over. Ceiling light with fan. Grey carpet. Radiator. Built in wardrobes with hanging rail and shelving. TV point. Power points. Light switches



Bedroom Two 11' 7" x 8' 1" (3.53m x 2.47m)

Double glazed window to front elevation. Curtain pole and blind over. Radiator. Ceiling light. Grey carpet. TV point. Power points. Light switch

Bedroom Three 8' 11" x 7' 4" (2.72m x 2.23m)

Double glazed window to front elevation. Curtain pole and blind over. Grey carpet. Built in cupboard. Radiator. Ceiling light. Power points. Light switch

Rear Garden

Partly laid to lawn and decking area. Shed and patio area



Outside

Drive way to the side of the house with a garage

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

Suitable for either a professional couple or a small family

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)

27 Ashclyst View
Broadclyst
EXETER
EX5 3NA

Energy rating

C

Valid until:

14 March 2034

Certificate
number:

9059-3036-8207-1314-
0200

Property type

End-terrace house

Total floor area

76 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>).