

11, Stuart Road, HEAVITREE Exeter, EX1 2SZ



A two bedroom, Victorian, mid terrace house located in the popular area of Heavitree, being close to local amenities and the RD&E Hospital, whilst also being on a regular bus route to and from the City Centre. EPC Rating D.

Available Mid August 2024

Monthly Rent of £900

THE ACCOMMODATION COMPRISES:

Entrance Vestibule

UPVC front door, partly glazed leading to entrance vestibule. Wooden half glazed door leading to:

Hallway

Radiator. Ceiling light. Smoke alarm. Light switch. Door to:

Living Room 11' 6" x 12' 3" (3.53m x 3.76m)

Bay window to front elevation. Ceiling light. TV point. Telephone point. Cable point. Radiator. Gas meter enclosed in box. Original tiled fireplace with tiled hearth.



Dining Room 11' 2" x 8' 11" (3.41m x 2.72m)

Wooden sash window to rear elevation. Central ceiling light. Radiator. Light switch. Alcove with shelving. TV point. Power point. Archway leading through to:

Kitchen 5' 7" x 12' 2" (1.72m x 3.73m)

Heat detector. Strip light. Built-in oven and hob with extractor above. Stainless steel sink and drainer with chrome taps. Formica roll edged work surface with white tiled splashbacks. Range of wall and base units. Power points. Light switch. Door leading to Larder area with shelves. Consumer unit and electric meter. Light. Space for fridge freezer.



Utility room 6' 11" x 5' 11" (2.13m x 1.81m)

Windows to side and rear elevations. Wooden door leading out to Courtyard Garden. Central heating boiler. Plumbing for washing machine. Power point. Light switch. Vinyl flooring.

First Floor Landing

Stairs from Hallway leading to FIRST FLOOR LANDING: Ceiling light. Smoke alarm. Electric heater. Light switch. Water heater switch. Door to:

Bedroom One 10' 5" x 15' 0" (3.19m x 4.59m)

Two wooden sash windows to front elevation. Curtain poles over. Beige carpet. Central light fitting. Radiator. Telephone point. Power point. Walk-in cupboard for storage. Light socket.



Bedroom Two 8' 10" x 11' 2" (2.71m x 3.42m)

Wooden window to rear elevation. Curtain track over. Ceiling light. Radiator. Light switch. Power points. Two built-in cupboards with shelving.

Bathroom

Sash window to rear elevation. Enclosed ceiling light. White bathroom suite comprising Low level WC, wash hand basin and bath with chrome taps and shower attachment off taps, glass shower screen. Heated towel rail. Vinyl flooring. Light pull cord.

Rear Garden

To the rear of the property is a pleasant Courtyard Garden, mainly laid to gravel with flower borders.

Additional Information

Deposit £900

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

Ideally suit either a single 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 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)

11 Stuart Road EXETER EX1 2SZ	Energy rating D	Valid until: 18 September 2033
		Certificate number: 9285-3030-7201-6497-2200

Property type	Mid-terrace house
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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Cavity wall, as built, no insulation (assumed)	Poor