

## **Flat 1, King William House, King William Street, Exeter, EX4 6PD**



**FURNISHED FLAT** A spacious ground floor purpose built one bedroomed flat in a very convenient and central location. Being within walking distance of the high street and Princesshay, where you will find a wide range of shops, bars and restaurants. The property benefits from secure off road parking, double glazing and electric heating. EPC Rating D. Would suit a post grad.

Available Mid August 2024

Monthly Rent of £700

**THE ACCOMMODATION COMPRISES:**

**Entrance**

Communal front door leading to Entrance Hall. Door and light. Door to Flat 1.

**Hallway**

Cupboard housing electric consumer unit. Ceiling light. Smoke alarm. Wooden laminate flooring. Power point. Light switch. Coat hooks. Door to:

**Bedroom 12' 0" x 9' 11" (3.66m x 3.01m)**

Double glazed window to rear elevation. Curtain track and curtains. Night storage heater. Central ceiling light. Power points. Laminate flooring



**Lounge/Diner 11' 7" x 19' 3" (3.54m x 5.86m)**

Two double glazed windows, one to front and one to side elevation. Curtain track and curtains. Night storage heaters. Power points. TV point. Wooden laminate flooring. cupboard with shelving. Ceiling lights. Light switch.



**Kitchen 7' 2" x 7' 1" (2.18m x 2.17m)**

Double glazed window to front elevation. Range of wall and base units with formica roll edged work tops. Stainless steel sink and drainer with chrome mixer taps. Washer/drier. Fridge/freezer. Electric cooker. Cupboard housing hot water cylinder. Tiled flooring. Light switch. Central ceiling light.



**Bathroom 7' 3" x 5' 7" (2.20m x 1.69m)**

Double glazed window to front elevation. Low level WC. Wash hand basin. Bath with electric shower, curtain pole and curtain. Tiled flooring. Dimplex wall heater. Shower pull cord. Light pull cord. Extractor fan. Enclosed light fitting.



**Outside**

To the rear of the property is secure parking for one car.

## **Additional Information**

Deposit £700

Holding Fee of £100 which will go towards the deposit on a satisfactory reference and the contract signed within 15 days

Council Tax Band A

Suitable for either a single or a professional couple

Six month fixed tenancy then on to a month to month thereafter

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



Flat 1 King William House, King William Street, EXETER, EX4 6PD

**Dwelling type:** Ground-floor flat  
**Date of assessment:** 09 May 2018  
**Date of certificate:** 10 May 2018  
**Reference number:** 0118-8004-6245-6728-5910  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 41 m<sup>2</sup>

## Use this document to:

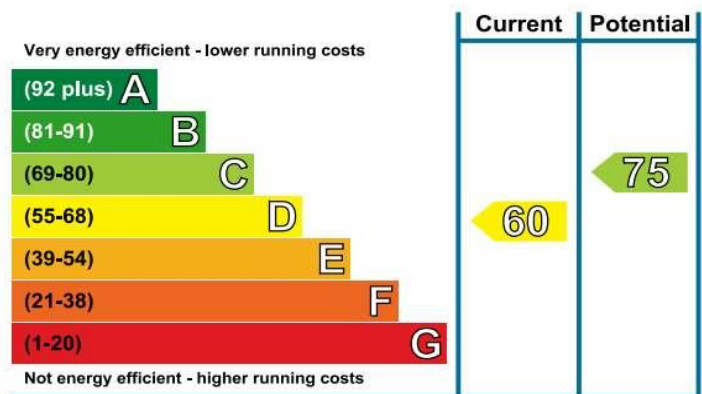
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,977</b>
<b>Over 3 years you could save</b>	<b>£ 762</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 105 over 3 years	£ 105 over 3 years	
Heating	£ 1,398 over 3 years	£ 735 over 3 years	
Hot Water	£ 474 over 3 years	£ 375 over 3 years	
<b>Totals</b>	<b>£ 1,977</b>	<b>£ 1,215</b>	

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 345
2 High heat retention storage heaters and dual immersion cylinder	£800 - £1,200	£ 312
3 Replacement glazing units	£1,000 - £1,400	£ 105

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.