

9 Shaul House, Alpha Street, Heavitree Exeter, EX1 2SP



Two bed unfurnished top floor flat with far reaching views towards the country. The flat is located in the heart of Heavitree and within walking distance of the local shops, City Centre and on a bus route. The property is within walking distance of the Royal Devon & Exeter Hospital and would ideally suit anyone working there. EPC Rating C.

Available Late August 2024

Monthly Rent of £875

THE ACCOMMODATION COMPRISES:

Communal Area

Wooden front door. Stairs leading to second floor

Hallway

Wooden front door. Stairs leading to hallway. Beige carpet. Loft hatch. Consumer unit. Intercom. Electric socket

Bedroom One 10' 10" x 8' 11" (3.29m x 2.73m)

Double glazed window to front elevation. Blind over. Central ceiling light. Beige carpet. Ample power points. Light switch



Living Room 13' 5" x 16' 2" (4.09m x 4.94m)

Dual aspect room with two uPVC windows to the front elevation. Curtain track and curtains over. Ceiling light. Smoke detector. Ample power points. Telephone point. Night storage heater. Television point. Archway through to:



Kitchen Area 9' 5" x 5' 9" (2.86m x 1.74m)

Velux window to rear elevation. Ceiling light. Heat detector. Built in electric oven with electric hob over and extractor. Vinyl floor covering. Good range of wall and base units with roll edged worktops. Stainless sink and drainer with chrome mixer tap. Washing machine. Fridge with small freezer box



Shower Room 5' 2" x 5' 7" (1.57m x 1.71m)

Velux window to rear elevation. Vinyl floor covering. Corner shower cubicle with electric shower, Low level WC and Wash hand basin all in white with chrome furniture. Chrome heated towel rail. Mirror over wash basin. Light pull cord



Bedroom Two 9' 0" x 8' 2" (2.75m x 2.49m)

Velux window to rear elevation. Beige carpet. Electric heater. Ceiling light. Storage recess ideal for hanging clothes. Power points. Light switch



Additional Information

Deposit £875

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

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)

Flat 9 Shaul House Alpha Street Exeter EX1 2SP	Energy rating C	Valid until: 17 April 2031 Certificate number: 3739-8924-5000-0566-1292
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Property type

Top-floor flat

Total floor area

55 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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