

18, Heavitree Park, Heavitree Exeter, EX1 3BP



A well presented unfurnished one bed ground floor flat with a garage in a nearby block located in the popular area of Heavitree. The flat is within walking distance of the City Centre, Artisan shops in Magadalen Road and also Heavitree. It would ideally suit a single person working at the Hospital. EPC Rating C.

Available Early to Mid August 2024

Monthly Rent of £775

THE ACCOMMODATION COMPRISES:

Open Plan Living/Kitchen

uPVC front door partly glazed.

Living Room 12' 4" x 12' 11" (3.77m x 3.94m)

Double glazed window to front elevation. Curtain track and curtains over. Radiator. Chrome spotlight track. Beige carpet. Telephone point. TV point. Ample power points.



Kitchen 12' 4" x 7' 1" (3.76m x 2.17m)

Double glazed window to side elevation with blind over. Good range of wall and base units with roll edged work tops over. Central heating boiler. Extractor fan. Stainless steel sink and drainer with chrome mixer taps. Fridge/freezer. Built in electric oven with gas hob over and extractor over. Washer/Dryer. Ample power points. Light switches. Vinyl flooring



Hallway

Two storage cupboards with shelving and coat hooks one housing the gas meter

Bedroom One 9' 2" x 8' 11" (2.8m x 2.73m)

Double glazed window to side elevation. Curtain track and curtains over. Beige carpet. Radiator. Chrome spotlights. Ample power points. Light switch



Shower Room 6' 8" x 5' 6" (2.04m x 1.67m)

Double glazed window to side elevation. Extractor fan. Enclosed ceiling light. Tiled floor. Large double shower cubicle with glass shower screen. Low level WC and Vanity unit both in white with chrome furniture. Fully tiled. Mirror over the wash hand basin. Chrome heated towel rail. Light switch



Outside

There is a garage in the block nearby

Additional Information

Deposit £775

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

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)

18 Heavitree Park EXETER EX1 3BP	Energy rating	Valid until:	17 July 2034
	C	Certificate number:	0350-2828-9430-2194-1005

Property type	Ground-floor flat
Total floor area	43 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 energy rating is C. 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	76 C	78 C
55-68	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