

5, Tithebarn Way, Exeter, EX1 3FP



A modern spacious unfurnished three bed mid terrace house with a garage in the popular new development of Tithebarn. The property benefits from being newly decorated throughout, has easy access to the M5, A30, Science Park and Exeter Airport, Exeter city centre is approximately 3.5 miles away. EPC Rating B.

Available Early August 2024

Monthly Rent of £1,400

THE ACCOMMODATION COMPRISES:

Entrance Hall

Frosted composite front door. Tiled Flooring. Thermostat control. Radiator. Central ceiling light. Light switch

Kitchen/Breakfast Room 17' 1" x 8' 6" (5.20m x 2.59m)

uPVC double glazed windows to front and rear elevation. Good range of wall and base units with worktops over. Stainless steel sink with drainer and chrome mixer tap. Fitted electric oven with electric hob over and chrome extractor. Washing machine if required. Integrated fridge/freezer. Breakfast bar. Tiled flooring. Spot lights, Radiator. Acces through to:



Dining Area 9' 9" x 6' 5" (2.967m x 1.961m)

uPVC double glazed window to rear elevation. French doors leading to the rear garden. Tiled flooring. Understairs cupboard. Central ceiling light

Lounge 17' 5" x 10' 10" (5.30m x 3.30m)

uPVC Double glazed windows to front and rear elevation. TV and telephone point. Radiator. Tiled flooring. Access through to the dining area.



Cloakroom

Low level WC, Pedestal wash hand basin with mixer tap all in white with chrome furniture. Central ceiling light. Radiator.

First Floor Landing

Stairs leading from the hallway. uPVC double glazed window to front elevation. Loft hatch. Ceiling light. Switch

Bedroom One 13' 1" x 8' 10" (3.98m x 2.69m)

uPVC double glazed window to front elevation. TV and telephone point. Radiator. Central ceiling light. Light switch



En-suite

uPVC frosted double glazed window to rear elevation. Low level WC, Pedestal wash hand basin and enclosed shower cubicle all in white with chrome furniture. Shaver point. Extractor fan. Radiator

Bedroom Two 11' 6" x 9' 2" (3.50m x 2.79m)

uPVC double glazed window to front elevation. Radiator. Central ceiling light. Light switch. Carpet.

Bedroom Three 11' 6" x 7' 7" (3.50m x 2.31m)

uPVC double glazed window to rear elevation. Radiator. Central ceiling light. Light switch

Bathroom

uPVC double glazed frosted window to rear elevation. Low level WC, Pedestal wash hand basin, Bath with panel all in white with chrome furniture. Mira electric shower over with glass shower screen. Shaver point. Extractor fan. Radiator. Storage cupboard

Outside

Garage with part glazed rear door. Off road parking for one vehicle.

Garden

Private enclosed rear garden, raised paved seating area. Artificial grass. Picket fence with steps down to a further lawn area, further paved area and wooden shed. Rear access via wooden gate

**Additional Information**

Deposit £1400

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 a small family 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)

5, Tithebarn Way EXETER EX1 3FP	Energy rating	Valid until:	2 April 2028
	B	Certificate number:	0478-8099-7324-5758-5950

Property type	Mid-terrace house
Total floor area	96 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 B. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	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