

25, East Wonford Hill, Heavitree Exeter, EX1 3BS



A recently converted and refurbished unfurnished ground floor flat situated in the popular area of Heavitree. The property benefits from having a small court yard, new appliances and carpets throughout, within walking distance of the city centre and on a bus route, with easy access to the M5, Hospital and Met office.

EPC Rating C.

Available Now

Monthly Rent of £850

THE ACCOMMODATION COMPRISES:

Entrance Lobby

uPVC partly glazed door. Wood effect vinyl floor covering. Smoke detector. Electric radiator. Coat hooks. Light switch. Door leading to:

Living Room 14' 0" x 9' 6" (4.26m x 2.90m)

Two double glazed windows to front elevation. Radiator. Wood effect laminate flooring. Ceiling light. Power points. TV aerial point. Light switches. Cupboard with hanging rail and shelving. Walking through to:



Kitchen/Dining Area 13' 2" x 10' 2" (4.02m x 3.11m)

Heat detector. Ceiling light and chrome strip light. Electric boiler. 1.5 bowl stainless steel sink and drainer with chrome mixer taps. Good range of wall and base units with marble effect worktops over. Build in electric hob with electric oven below and chrome splash back. Washing machine. Fridge. Ample power points. Wood effect laminate flooring. Power points. uPVC door leading to outside area.



Bedroom 8' 9" x 8' 11" (2.66m x 2.72m)

Double glazed window to side elevation. Radiator. Ceiling spotlights. Wood effect laminate flooring. Ample power points. TV aerial socket. Door leading through to:



Shower Room 2' 7" x 8' 10" (0.79m x 2.68m)

Pocket Door. Window to side and rear elevation. Wood effect laminate flooring. Ceiling spotlights. Extractor fan. Low level WC, Wash hand basin and Shower cubicle all in white with chrome furniture. Marble panels to shower with a Mira Jump shower. Chrome heated towel rail



Additional Information

Deposit £850

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)

Ground Floor Flat 25 East Wonford Hill Exeter EX1 3BS	Energy rating C	Valid until: 17 August 2033
		Certificate number: 0360-2853-2080-2207-0605

Property type

Ground-floor flat

Total floor area

41 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 exempt property-minimum-energy-efficiency-standard-landlord-guidance](#)).

Energy rating and score

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

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