

29, Colleton Court, St Leonards Exeter, EX2 4AH



A one bed top floor flat with a study situated in the sought after area of St Leonards within walking distance of the City Centre and the historic Quay side. The property benefits from an off road parking space. EPC Rating C.

Available Mid to Late August 2024

Monthly Rental Of £875.00

THE ACCOMMODATION COMPRISES:

Communal front door leading to:

Second floor. Wooden front door leading to:

Entrance Hall:

2 x ceiling lights. Smoke detector. Consumer unit. Night store heater. Telephone point. Intercom. First door off landing to airing cupboard housing water cylinder and shelving.

Family Bathroom: 5' 9" x 6' 7" (1.75m x 2m)

Enclosed ceiling light. Velux window. Vinyl floor covering. Low level WC. Pedestal wash hand basin and shower cubicle all in white with chrome furniture. Electric shower. Fully tiled in white. Dimplex wall heater.

Study: 7' 5" x 5' 11" (2.27m x 1.8m)

Wooden window with double glazed units. Loft hatch. Ceiling light. Dimplex electric heater. Power points. Light Switch. Beige carpet.

Bedroom One: 11' 11" x 7' 5" (3.64m x 2.26m)

Wooden window with double glazed units. Built in double wardrobe with hanging rail and shelves and mirrored doors. Central ceiling light. Ample power points. TV point. Telephone point. Beige carpet. Light switch.



Living Room: 12' 2" x 16' 3" (3.71m x 4.95m)

Double glazed patio doors with pole and curtains overlooking rear of the property with juliet balcony. Double glazed window. 2 x ceiling lights. Electric fire with marble surround and wooden mantle over. Electric night store heater. Ample power points. TV point. Telephone point. Light switches. Archway leading through to:



Kitchen: 7' 7" x 7' 11" (2.31m x 2.41m)

Wooden window with double glazed units. Ceiling spot track. Tiled floor. Good range of wall and base units with roll edge work tops. Stainless steel sink and drainer with chrome taps. Free standing fridge with ice box. Free standing washer/dryer. Built in electric oven with built in electric hob and extractor hood over. Tiled splash backs. Ample power points.



Outside:

Allocated off road parking space.

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 C

Suitable for either a single or professional couple

Six 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

Property Misdemeanors 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.

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

Energy performance certificate (EPC)

29 Colleton Court Colleton Mews EXETER EX2 4AH	Energy rating C	Valid until: 25 April 2034	Certificate number: 5434-9424-3300-0346-7222
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Property type

Top-floor flat

Total floor area

47 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	72 C	76 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