

## 6, Bartholomew Terrace, Exeter, EX4 3BW



A well presented unfurnished two bed terrace house in the heart of Exeter City Centre. The property benefits from having a shower and a bathroom, is within in walking distance of the beautiful river area, city centre and Exeter university, it would ideally suit someone working at the university. EPC Rating D.

Available Mid September 2024

Monthly Rent of £1,250

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Wooden front door. Ceiling spotlights. Radiator. Understairs storage. Light switch. Double dimmer switch. Vinyl floor covering leading to open plan kitchen/living space

### Open Plan Kitchen Area 15' 7" x 7' 5" (4.74m x 2.27m)

Sash window to side elevation. Spotlights. Built in electric oven with induction oven over and extractor fan. 1.5 bowl stainless steel sink with chrome mixer taps. Good range of wall and base units with marble effect work tops over and upstands. Ample power points. Breakfast bar with downlights. Radiator. Heat detector. Recessed shelving. Door leading to Utility Area



### Open Plan Living Area 11' 1" x 16' 2" (3.38m x 4.93m)

Sash window to front elevation. Curtain over. Radiator. Victorian fireplace. Ample power points. Grey carpet



### Utility Room 15' 9" x 2' 9" (4.79m x 0.83m)

Ceiling spotlights. Vinyl floor covering. Storage cupboard housing gas meter. Work top. Under counter space for washing machine, fridge & freezer. Radiator. Ample power points. Light switches. Leading through to Lobby Area

### Lobby Area

Storage. Ceiling lights. Radiator. Power points. Wooden door leading out to the garden. Door to:

### Bathroom 6' 0" x 10' 1" (1.83m x 3.08m)

Window. Vinyl floor covering. Roll top bath with chrome taps, Low level WC and Pedestal wash hand basin all in white. Ceiling light. Heated towel rail. Radiator. Mirror above wash hand basin



### First Floor Landing

Stairs leading from hallway. Ceiling light. Smoke detector. Storage cupboard

### Bedroom Two 0' 4" x 10' 10" (0.09m x 3.3m)

Sash window to front elevation. Blind over. Radiator. Beige carpet. Ceiling light. Built in wardrobe with hanging rail and shelves. Power points. Light switch

### Shower Room 5' 5" x 4' 11" (1.66m x 1.51m)

Extractor fan. Enclosed light fitting. Corner shower cubicle with thermostatically controlled shower. Low level WC and Vanity wash hand basin. Heated towel rail

### Bedroom One 8' 2" x 15' 6" (2.49m x 4.73m)

Sash window to front elevation. Blind over. Radiator. Ceiling light. Loft hatch. Built in wardrobe with hanging rail and shelving. Power points. Light switch



### **Garden**

Private courtyard to the rear of the property



### **Additional Information**

Deposit £1250

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

No pets or children

6 month fixed tenancy then on to a periodic tenancy 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)

6 Bartholomew Terrace EXETER EX4 3BW	Energy rating <b>D</b>	Valid until: <b>23 May 2032</b>
		Certificate number: <b>2920-6151-3712-1834-9172</b>

## Property type

Mid-terrace house

## Total floor area

73 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 D. It has the potential to be B.

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