

24, West Grove Road, St Leonards Exeter, EX2 4LU



A well presented 2 bed Victorian terrace house with a study in the popular location of St Leonards. The property is well situated for anyone working at the Royal Devon and Exeter hospital and within walking distance of the City Centre, Magdalen Road and the Historic Quay with all its restaurants and quirky shops. Easy access to all the major roads out of the city. EPC Rating C.

Available Mid September 2024

Monthly Rent of £1,050

THE ACCOMMODATION COMPRISES:

Entrance Lobby

Double glazed front door. Ceiling light. Coir matting. Light switch. Partly glazed wooden door leading through to:

Hallway

Ceiling light. Smoke detector. Radiator

Dining Room 11' 9" x 10' 7" (3.58m x 3.23m)

Window to rear elevation. Curtain track and curtain over. Ceiling light. Radiator. Double light socket. Door to understairs cupboard housing electric and gas meters. Arch way leading through to:



Lounge 12' 11" x 11' 1" (3.93m x 3.39m)

Double glazed bay window to front elevation. Curtain track and curtains over. Radiator. Ceiling light. Ornamental fireplace with wooden mantle over and slate hearth. TV point. Telephone point. Ample power points.



Kitchen 10' 1" x 9' 5" (3.08m x 2.88m)

Door leading from dining room. Double glazed window to rear elevation. Wood effect laminate floor covering. Ceiling light. Heat detector. Gas cooker with tiled splash back and stainless steel extractor over. Space for fridge/freezer. Good range of wall and base units with roll edged worktops. Stainless steel sink and drainer. Worcester combi-boiler. Ample power points. Light switch. Door leading through to



Utility Room

Tiled flooring. Double power socket. Plumbing for washing machine. Ceiling light. Wooden door leading out to Garden

First Floor Half Landing

Stairs leading from hallway

Bathroom 7' 2" x 4' 11" (2.18m x 1.51m)

Two double glazed windows to rear elevation. Extractor fan. Enclosed light fitting. Vinyl floor covering. Radiator. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Fully tiled over the bath with Mira Sports electric shower with shower curtain and rail. Glass shelf and mirror over the basin.

Office/Cot Room 12' 3" x 4' 7" (3.74m x 1.4m)

Ceiling light. Double glazed window to rear elevation. Curtain track. Telephone point. Light switch.

Top Floor Landing

Two steps up from half landing. Ceiling light. Loft hatch. Light switch

Bedroom Two 10' 8" x 9' 3" (3.24m x 2.81m)

Double glazed window to rear elevation. Curtain track and curtains over. Radiator. Built in hanging rail in the alcove. Ample power points. Light switch. Ceiling light

Bedroom One 14' 7" x 12' 8" (4.45m x 3.86m)

Double glazed bay window to front elevation. Blinds over. Curtain track and curtains. Radiator. Ceiling light. Ample power points. Light pull cord and light switch

**Outside**

Court yard garden with shed and rear gate.

Additional Information

Deposit £1,050

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 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)

24 West Grove Road EXETER EX2 4LU	Energy rating C	Valid until: 6 June 2033
		Certificate number: 0037-3027-9206-2457-4200

Property type

Mid-terrace house

Total floor area

81 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 current energy rating is C. It has the potential to be B.

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