

8, Culvert Road, Stoke Canon Exeter, EX5 4BD



A Three/four bed semi detached chalet bungalow located in the desirable village of Stoke Canon approximately 6 miles from the City of Exeter. The property benefits from having a drive way and parking for a further 3 cars with gardens to the front and rear of the property. The bungalow would suit someone who works in the city but enjoys the tranquillity of a small village. EPC Rating D.

Available Now

Monthly Rent of £995

THE ACCOMMODATION COMPRISES:

Lobby Area 15' 5" x 4' 4" (4.70m x 1.32m)

uPVC partly glazed door. Two wooden windows to side elevation. One window to rear elevation. Vinyl floor covering. Light. Power. Wooden door leading into:

Entrance Hall 9' 10" x 12' 8" (2.99m x 3.87m)

Ceiling light. Radiator. Consumer board. Telephone point. Power points. Two light switches

Kitchen 7' 10" x 9' 9" (2.39m x 2.98m)

Double glazed window to front elevation. Blinds over. Vinyl floor covering. Ceiling light. Good range of wall and base units with roll edged wood effect work tops. 1.5 bowl stainless steel sink and drainer with chrome mixer taps. Electric cooker with double oven. Tiled splash backs. Ample power points. Light switch



Bathroom 5' 1" x 6' 4" (1.55m x 1.93m)

Ceiling spotlights. Shower and light pull cord. Vinyl floor covering. Pedestal wash hand. Mira Sports shower over the bath with a glass shower screen. Room is fully tiled. Cupboard with shelving. Extractor fan.

Living Room 18' 5" x 11' 4" (5.62m x 3.46m)

Double glazed window to side elevation. Curtain pole over. Two ceiling lights. Ample power points. TV points. Beige carpet. Double radiator. Double light switch. Door leading to:



Bedroom Two 9' 4" x 11' 3" (2.85m x 3.44m)

Double glazed window to side elevation. Curtain pole over. Radiator. Triple wardrobe. Built in wardrobe with louvre doors. Ample power points. Ceiling light.

Bedroom Four/Study 9' 10" x 7' 9" (3m x 2.36m)

Double glazed door to garden. Built in cupboard housing central heating boiler and shelving. Beige carpet. Ceiling light. Ample power points. Light switch

First Floor Landing

Stairs from hallway to first floor landing. Smoke alarm. Light switch.

Bedroom One 11' 4" x 12' 11" (3.46m x 3.93m)

Double glazed window to front elevation. Blind over. Radiator. Beige carpet. Ceiling light. Ample power points. Light switch. Storage in the roof space



Bedroom Three 9' 1" x 8' 9" (2.78m x 2.67m)

Double glazed window to side elevation. Blind over. Central ceiling light. Ample power points. Beige carpet. Radiator. Light switch

Outside

To the front there is a drive way, garage and parking for approximately three cars. Garden is laid to lawn to the front there is also a rear garden



Additional Information

Deposit £995

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 a small family or a professional couple

6 month fixed tenancy and 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



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Dwelling type: Semi-detached house
Date of assessment: 21 June 2019
Date of certificate: 21 June 2019
Reference number: 8503-0894-7329-4026-3613
Type of assessment: RdSAP, existing dwelling
Total floor area: 84 m²

Use this document to:

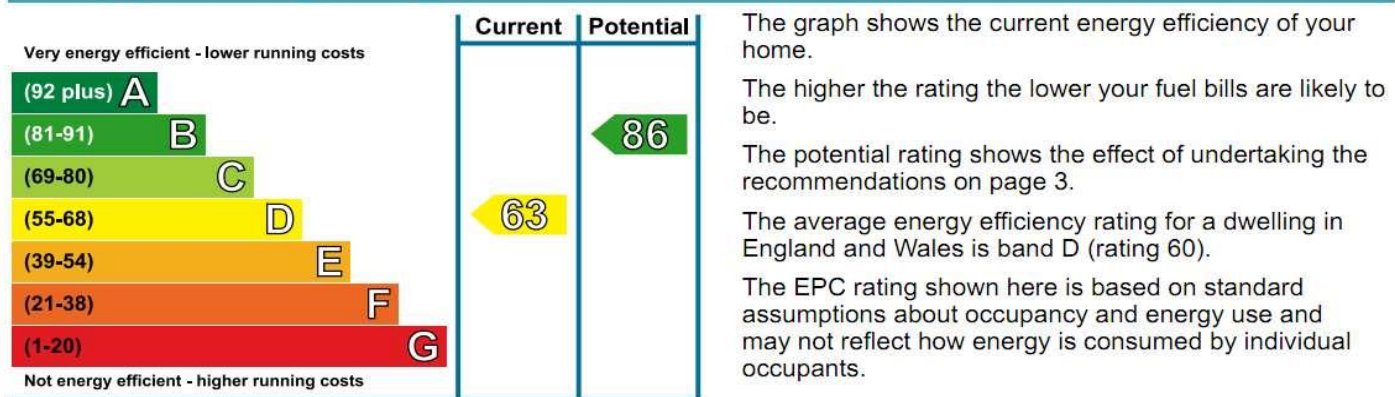
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,430
Over 3 years you could save	£ 879

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 183 over 3 years	
Heating	£ 1,815 over 3 years	£ 1,134 over 3 years	
Hot Water	£ 372 over 3 years	£ 234 over 3 years	
Totals	£ 2,430	£ 1,551	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 501
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 108
3 Low energy lighting for all fixed outlets	£15	£ 54

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.