

Garden Flat 5, Friars Walk, St Leonards Exeter, EX2 4AY



A beautiful one bed garden apartment suitable for a single occupier in the desirable location of St Leonards with a shared garden. The property is within walking distance of the City Centre, RD&E Hospital and the historic Quayside with all its cafes and shops. There is a contribution of £100 towards the utilities but this **excludes the council tax**, which is paid separately. EPC Rating D.

Available Mid April 2025

Monthly Rent of £750

THE ACCOMMODATION COMPRISES:

Garden

Double gates leading through to garden. Decking. Steps down front door.



Entrance Hall

Partly glazed wooden front door. Electric heater. Shower isolator switch. Chrome spotlights. Light switches.

Bedroom 15' 1" x 14' 10" (4.61m x 4.53m)

Large sash window to rear elevation. Curtain pole and curtains over. Brown carpet. Ceiling spotlights. Two wall lights. Ample power points. Radiator. Alcove for wardrobes. Triple light switch.



Shower Room 11' 1" x 7' 7" (3.38m x 2.32m)

Ceiling spotlights. Extractor fan. Electric heater. Vinyl floor covering. Fully tiled large shower cubicle. Low level WC. Vanity wash hand basin with mirror over. Radiator. Shower and light pull cords

Living Room/Kitchen Area 14' 2" x 15' 0" (4.31m x 4.56m)

Living Area Sash window to front elevation. Curtain pole and curtains over. Radiator. Chrome ceiling spotlight track. Wood flooring. Original Victorian fireplace with wooden mantle over & tiled inserts. Two wall lights. TV point. Ample power points. Kitchen Area Stainless steel sink and drainer with chrome mixer taps. Built in Neff oven with electric hob over. Bosch washing machine. Fridge. Good range of wall and base units with formica roll edged work tops over. Ample power points. Cupboard housing meters. Light switches.



Walk-in Cupboard 8' 6" x 6' 7" (2.60m x 2m)

Additional Information

Deposit £750

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 a Single Occupier

There is a contribution of £100 per month towards the utilities this excludes the council tax this is paid separately

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



The Garden Flat, 5 Friars Walk, EXETER, EX2 4AY

Dwelling type: Basement flat
Date of assessment: 01 October 2016
Date of certificate: 02 October 2016

Reference number: 9644-2879-7309-9506-3261
Type of assessment: RdSAP, existing dwelling
Total floor area: 50 m²

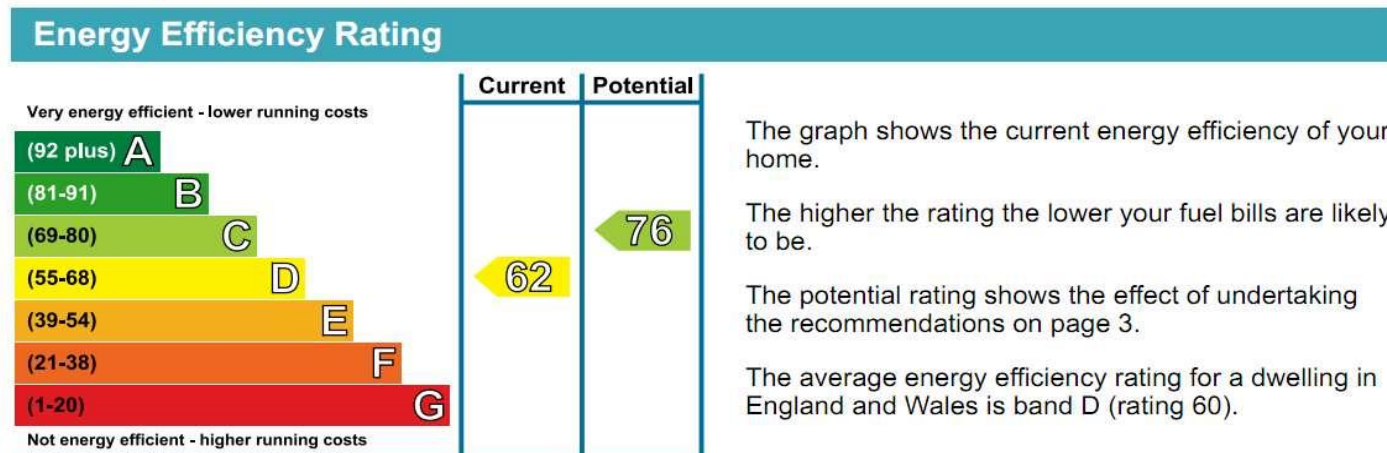
Use this document to:

- 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:	£ 1,917
Over 3 years you could save	£ 777

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 108 over 3 years	
Heating	£ 1,365 over 3 years	£ 693 over 3 years	
Hot Water	£ 339 over 3 years	£ 339 over 3 years	
Totals	£ 1,917	£ 1,140	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 402	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 108	
3 Low energy lighting for all fixed outlets	£35	£ 90	

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.