

## **Flat 3, Rose Duryard, Lower Argyll Road, Exeter, EX4 4PB**



A superb two double bedroom first floor unfurnished flat with many original features and a beautiful communal entrance hall, in the popular area of Duryard. The property benefits from having a garage, an allocated parking space use of the communal gardens with tennis court and washing line, is on a bus route to the city centre and within walking distance of the university and a 15 minute walk approximately to St Davids station. EPC Rating C.

Available Mid to End of April 2025  
Monthly Rent of £1,250

## THE ACCOMMODATION COMPRISES:

### Communal Area

Communal entrance door leading to grand entrance hall with stairs to first floor

### Hallway

Wooden front door. Three ceiling lights. Central heating thermostat. Intercom. Radiator. Window. Coat hooks. Consumer unit. Storage cupboard housing Worcester Bosch combi central heating boiler and central heating programmer. Shelving. Radiator

### Kitchen/Breakfast Room 13' 7" x 8' 8" (4.13m x 2.63m)

Double glazed window to rear elevation. Ceiling spotlights. Vinyl wood effect floor covering. Radiator. 1.5 bowl stainless steel sink with drainer and chrome mixer taps. Built in dishwasher. Built in electric oven with gas hob over and extractor fan. Fridge/freezer. Washer/drier. Good range of wall and base units with formica roll edged work tops over. Tiled splash back. Ample power points. Light switches



### Living Room 19' 11" x 13' 9" (6.08m x 4.19m)

Triple aspect room with double glazed windows views out over the mature gardens with curtain poles and curtains. Period decorative fireplace with surround and hearth. Ceiling light with ceiling rose. Wall lights. Radiator. Ample power points. TV point. Phone point. Beige carpet



### Shower Room 5' 1" x 8' 9" (1.56m x 2.66m)

Double glazed window to side elevation. Blind over. Extractor fan. Wood effect vinyl floor covering. Low level WC, Pedestal wash hand basin and Shower cubicle all in white. Mira thermostatically controlled shower. Mirror, shaver socket and light over the basin. Enclosed ceiling light. Radiator.



### Bedroom Two 12' 0" x 12' 9" (3.65m x 3.89m)

Double glazed window to rear elevation. Curtain pole and curtains over. Radiator. Ceiling light. Ample power points. Light switch

### Bedroom One 13' 0" x 13' 1" (3.96m x 3.99m)

Two double glazed windows to side elevation. With curtain poles and curtains over. Ceiling light. Two wall lights. Radiator. Ample power points. Telephone point. TV aerial point. Light switches. Beige carpet. Door leading through to:





### **Ensuite 5' 8" x 11' 2" (1.72m x 3.40m)**

Enclosed ceiling light. Vinyl floor covering. Radiator. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Hand held spray attachment to bath. Mirror, shaver socket and light over the basin.

### **Outside**

Garage, parking space, mature communal gardens



### **Additional Information**

Deposit £1,250

Holding Fee of £100 which will go towards the deposit on a satisfactory reference and the contract signed within 15 days

Council Tax Band D

Suitable for a single or a professional occupier

6 month tenancy then on 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)

Flat 3 Rose Duryard Lower Argyll Road EXETER EX4 4PB	Energy rating <b>C</b>	Valid until: <b>1 February 2026</b>
		Certificate number: <b>2518-6051-7259-4426-2960</b>

## Property type

Mid-floor flat

## Total floor area

89 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 C. It has the potential to be C.

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