

127, Topsham Road, St Leonards Exeter, EX2 4RE



A superb, well presented unfurnished two bed semi detached house with parking in the very popular area of St Leonards. The house benefits from having a new fitted kitchen with appliances, convenient for the County Hall, within walking distance of the Royal Devon and Exeter Hospital, City Centre and the beautiful Quay area with all of its restaurants and quirky shops. EPC Rating D.

Available End of April 2025

Monthly Rent of £1,350

THE ACCOMMODATION COMPRISES:

Entrance Lobby

uPVC front door partly glazed. Vinyl floor covering. Shoe rack. Wooden door partly glazed leading to:

Entrance Hall

Wrought Iron ceiling light. Radiator. Coat hooks. Coir matting. Light switches. Power point. Stripped wooden floorboards.

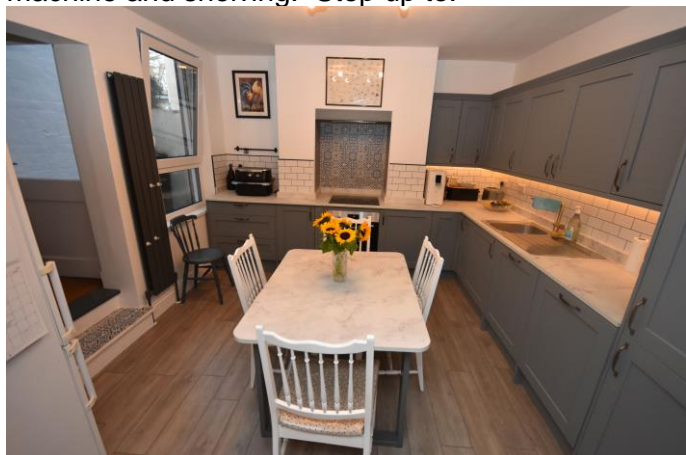
Living Room 17' 2" x 13' 5" (5.23m x 4.09m)

Triple glazed bay window to front elevation. Curtain track and curtains over. Stripped wooden floorboards. Log burner with wooden surround and tiled hearth. Built in shelving into alcoves. Ceiling light. Radiator. Power points. TV aerial point. Light switches.



Kitchen/Diner 15' 5" x 12' 1" (4.71m x 3.68m)

Triple glazed window to rear elevation. Wood effect vinyl flooring. Fridge/Freezer. Stainless steel sink and drainer with tap. Built in electric hob with electric oven below and extractor over. Built in dishwasher. Good range of wall and base units with marble effect worktops and upstands over. Larder cupboard. Radiator. Ample power points. Ceiling light. Light switches. Understairs cupboard housing a washing machine and shelving. Step up to:



Storage Area

Wooden back door partly glazed leading to small court yard, with log store

First Floor Half Landing

Stairs leading from hallway to first floor half landing. Ceiling light. Triple glazed window. Stairs to first floor landing.

First Floor Landing

Ceiling light. Loft hatch. Triple glazed window

Bedroom Two 12' 0" x 13' 1" (3.67m x 4m)

Large triple glazed window to rear elevation. Walk in wardrobe. Grey carpet. Radiator. Ample power points. Chrome ceiling light. Light switches. Ample power points.

Bathroom 9' 1" x 5' 7" (2.78m x 1.71m)

Triple glazed window partly frosted to front elevation. Chrome ceiling light. Tiled flooring. Chrome heated towel rail. Roll top bath with tiled area with shower over, Low level WC and Wash hand basin all in white with chrome furniture. Mirror over wash basin.

Bedroom One 17' 0" x 12' 4" (5.19m x 3.77m)

Triple glazed bay window to front elevation with curtain pole over. Stripped wooden floorboards. Original Victorian fireplace with wooden surround. Radiator. Ample power points. Ceiling light.



Outside

To the front there is an off road parking space.



Additional Information:

Deposit £1,350

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

Council Tax Band B

Suitable for either a single or 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)

127 Topsham Road EXETER EX2 4RE	Energy rating D	Valid until: 17 March 2035
		Certificate number: 9280-3048-5207-5525-0204

Property type	Semi-detached house
Total floor area	103 square metres

Rules on letting this property

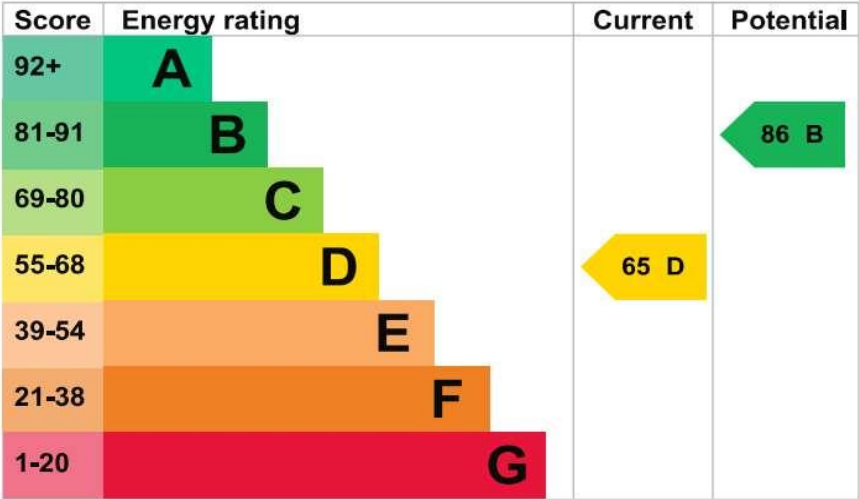
Properties can be let if they have an energy rating from A to E.

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 energy rating is D. It has the potential to be B.

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



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance