

## 19B Fullers Court, Commercial Road, Exeter, EX2 4DZ



Two bed unfurnished top floor flat in the ideal location of the quay area. The property is ideally situated for the city centre and long walks along the river, there are supermarkets within walking distance along with St Thomas precinct and the train station. EPC Rating D.

Available Mid May 2025

Monthly Rent of £875

## THE ACCOMMODATION COMPRISES:

### Communal Area

Communal door with stairs leading to the third floor and the flat

### Hallway

uPVC partly glazed front door. Two ceiling lights. Entry phone. Smoke detector. Two light switches. Cupboard housing water cylinder with central heating programmer and shelving.

### Utility Cupboard

Light. Loft space. Washing machine. Storage. Consumer unit

### Bathroom

Enclosed ceiling light. Low level WC, Vanity unit with basin, and Bath all in white with chrome furniture. Over the bath there is thermostatically controlled shower and glass shower screen. Extractor screen. Chrome heated towel rail. Large mirror. Vinyl floor covering.



### Kitchen/Diner 15' 7" x 9' 9" (4.75m x 2.96m)

Large double glazed window to side elevation. Radiator. Two ceiling lights. Heat detector. Light switches. Ample power points. Good range of wall and base units with formica roll edged worktops. Built in gas hob with electric oven under and chrome extractor over. Tumble dryer. Large fridge/freezer. Tiled splash backs. Kitchen area has vinyl floor covering and dining area carpet



### Lounge 16' 7" x 9' 10" (5.055m x 3.008m)

Two double glazed windows to front elevation. Chrome spotlight track. Two wall lights. Central heating thermostat. Radiator. Telephone and TV points. Ample power points. Door leading through to:

### Bedroom One 13' 8" x 9' 2" (4.155m x 2.783m)

Double glazed window to side elevation. Radiator. Power points. Ceiling light. Light switch



**Bedroom 2 13' 7" x 9' 2" (4.146m x 2.797m)**

Double glazed window to side elevation. Radiator. Ceiling light. Light switch

**Outside**

Use of residential car park on a first come first serve basis. Communal bin area. Internal drying area. Use of communal gardens

**Additional Information**

Deposit £875

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 onto 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)

19b Fullers Court Commercial Road EXETER EX2 4DZ	Energy rating <b>D</b>
Valid until 29 July 2030	Certificate number 0171-2860-6736-2870-3105

## Property type

Top-floor flat

## Total floor area

75 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 D. It has the potential to be C.

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