

91b, South Street, CITY CENTRE Exeter, EX1 1BZ



A light and spacious one bed roomed top floor flat located in a very central position within walking distance of the high street and all of it's facilities. The property would suit either a professional single or couple. EPC Rating D.

Available Mid May 2025

Monthly Rent of £725

THE ACCOMMODATION COMPRISES:

Entrance

Communal door and stairs to 91B.

Entrance Vestibule

uPVC front door to Entrance Vestibule. Light switch. Stairs to FIRST FLOOR. Skylight. Smoke detector. Ceiling spotlights. Radiator. Light switches. Shower isolator switch. Power point. Door to:

Living Area 13' 2" x 12' 5" (4.02m x 3.78m)

Double glazed window to front elevation, overlooking Exeter Cathedral. Radiator. Ceiling light. Wall lights. Power points. Light switches. TV point.



Kitchen Area 9' 6" x 8' 10" (2.90m x 2.70m)

Double glazed window to front elevation, over looking Exeter Cathedral. Heat detector. Ceiling spotlights. Washer/drier. Fridge/freezer. Built in electric over and gas hob with extractor hood above. Tiled splash back. 1½ bowl stainless steel sink and drainer with chrome mixer taps. Good range of wall and base units with wooden effect worktops. Power points. Isolator switches.



Bedroom 13' 6" x 9' 12" (4.12m x 3.04m)

Large double glazed window to rear elevation. Radiator. Central ceiling light. Built in double wardrobe with hanging rail and shelving. Power points. TV point. Light switch.



Bathroom 9' 5" x 7' 8" (2.87m x 2.33m)

Double glazed window to rear elevation. Radiator. Ceiling spotlights. White suite comprising low level WC, wash hand basin set into vanity unit, bath with shower above, chrome and glass shower screen. Cupboard housing boiler.



Additional Information

Deposit £725

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

Suit either a single or a professional couple

Please note there is no parking with this property

Six month fixed tenancy and 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)

91b South Street EXETER EX1 1BZ	Energy rating	Valid until:	8 August 2034
	D	Certificate number:	3634-8828-4400-0111-0206

Property type	Top-floor flat
Total floor area	48 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 C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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