

**18, Bathern Road,
Exeter, EX2 7QE**



Unfurnished two bed coach house with a garage in the popular location of Southam Fields. The property is ideally situated for easy access for the major routes and benefits from being within walking distance of a large supermarket, the local train station and Sowton Industrial Estate. EPC Rating C.

Available Mid to Late May 2025

Monthly Rent of £900

THE ACCOMMODATION COMPRISES:

Entrance

uPVC front door leading to stairs to:

Landing

Double glazed window to rear elevation. Ceiling light. Central heating thermostat. Loft hatch. Smoke detector. Light switches. Wood flooring. Airing cupboard housing the boiler and shelving

Living Room 17' 11" x 10' 4" (5.45m x 3.14m)

Dual aspect room with two double glazed windows to the rear and one to the front aspect. Blinds over. Two ceiling lights. Two radiators. Electric fire. Ample power points. TV and Telephone points.



Kitchen 11' 9" x 6' 5" (3.57m x 1.95m)

Double glazed window to front elevation. Blind over. Tiled flooring. Heat detector. Ceiling spotlights. Breakfast bar with open area through to living area. Fridge/freezer. Washer/dryer. Built in gas hob with electric oven under and chrome extractor over. 1.5 stainless steel sink and drainer with chrome mixer taps. Good range of wall and base units with roll edged work tops over and splash back. Ample power points. Radiator. Light switches



Bedroom One 13' 5" x 9' 5" (4.09m x 2.88m)

Double glazed window to rear elevation. Blind over. Ceiling light. Power points. Light switch. Wood flooring.



Bedroom Two 12' 11" x 8' 2" (3.94m x 2.48m)

Double glazed window to front elevation. Radiator. Ceiling light. Ample power points. TV and Telephone points. Light switches. Wood flooring

Bathroom 7' 3" x 5' 11" (2.22m x 1.81m)

Double glazed window to front elevation. Blind over. Extractor fan. Enclosed ceiling light. Tiled flooring. Chrome heated towel rail. Low level WC, Wash hand basin and Bath all in white with chrome furniture. Thermostatically controlled shower and glass shower screen. Light pull cord.



Outside

To the rear of the property there is a garage and an allocated parking space in front of the garage

Additional Information

Deposit £900

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)

18 BATHERN ROAD
EXETER
EX2 7QE

Energy rating

C

Valid until 9 October 2030

Certificate number

0215-3900-2200-4860-5200

Property type

Top-floor flat

Total floor area

60 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.](#)