

49, Cecil Road, Exeter, EX2 9AQ



Well presented two bed unfurnished mid terrace house with a court yard in the popular area of St Thomas. The property is within walking distance of the precinct, city centre and the historic quay with an array of restaurants and quirky shops. EPC Rating D.

Available Now

Monthly Rent of £1,000

THE ACCOMMODATION COMPRISES:

Entrance Vestibule

uPVC partly glazed front door. Wooden door partly glazed leading to:

Entrance Hall

Wood effect laminate flooring. Consumer unit. Electric meter. Coat hooks. Central ceiling light. Light switches.

Open Plan Lounge/Diner 19' 10" x 11' 9" (6.04m x 3.57m)

Double glazed window to lounge end to front elevation with blind, curtain pole and curtains over. Radiator. Beige carpet. Chrome ceiling light. Ample power points. Internet and TV points. Dining end double glazed window to rear elevation with curtain pole and curtains over. Radiator. Wood effect laminate flooring. Central heating thermostat. Chrome ceiling light. Understairs cupboard. Power points



Kitchen 11' 3" x 6' 10" (3.43m x 2.08m)

Double glazed window to side elevation with blind over. Ceiling spotlights. Good range of wall and base units with formica rolled work tops. 1.5 stainless steel sink and drainer with chrome mixer taps. Vinyl floor covering. Built in fridge/freezer. Tumble drier and washing machine. Built in gas hob with electric oven below. Ample power points. Glow worm boiler. Double glazed door leading out to garden. Light switch



Bathroom 6' 2" x 6' 9" (1.89m x 2.06m)

Double glazed window to side elevation with blind. Wood effect vinyl floor covering. Radiator. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Thermostatically controlled shower over the bath with folding shower screen. Extractor fan. Chrome light fitting. Light pull cord. Mirror over the basin

First Floor Landing

Stairs from hallway. Double glazed window to rear elevation with blind. Ceiling light. Smoke detector. Loft hatch. Light switches

Bedroom One 15' 3" x 9' 9" (4.64m x 2.97m)

Two double glazed windows to front elevation with blinds, curtain pole and curtains. Beige carpet. Ceiling light. Radiator. Ample power points. Telephone point. Light switch



Bedroom Two 9' 7" x 9' 7" (2.91m x 2.93m)

Double glazed window to rear elevation with curtain pole and curtains over. Ceiling light. Radiator. Built in shelving. Ample power points. Light switch. Beige Carpet

Outside

To the rear of the property very pleasant court yard garden with patio, shed, washing line and outside tap



Additional information

Deposit £1,000

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)

49, Cecil Road EXETER EX2 9AQ	Energy rating D	Valid until: 4 September 2027
		Certificate number: 0914-2885-7814-9203-5271

Property type
Mid-terrace house

Total floor area
68 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 current energy rating is D. It has the potential to be B.

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