

## 31, Lansdowne, Woodwater Lane Exeter, EX2 5AR



Well presented one bed ground floor apartment with beautiful views across Haldon Hills giving a rural feel. The property is on a frequent bus route to the City Centre with local amenities close by and benefits from 5 acres of well looked after communal grounds, laundry room and plenty of parking. EPC Rating C.

Available Now

Monthly Rent of £650

**THE ACCOMMODATION COMPRISES:**

**Front**

Two decked areas. Steps leading to uPVC door leading through to

**Entrance Hall**

Ceiling light. Smoke detector. Light switch. Power point. Storage cupboard housing water meter, shelving & light. Wood effect flooring

**Bedroom 6' 6" x 9' 1" (1.98m x 2.76m)**

Double glazed window to front elevation. Blind. electric wall mounted heater. Ceiling light. Ample power points. Consumer unit. Beige carpet.



**Shower Room 6' 6" x 3' 11" (1.98m x 1.20m)**

Enclosed ceiling light. Electric heater. Tiled floor. Double walk in shower cubicle with chrome effect surround. Sliding door. Triton electric shower. Fully tiled. Low level WC & Pedestal wash hand basin in white with chrome furniture. Glass shelf, mirror and shaver point over basin. Extractor fan



**Living Room/Kitchen 14' 2" x 13' 4" (4.33m x 4.06m)**

Double glazed window to front elevation. Blinds over. Electric heater. TV point. Telephone point. Ample power points. Chrome ceiling spotlights. Wood effect flooring. Built in electric hob with built in electric oven below. Chrome extractor over. Stainless steel sink with drainer and chrome mixer taps. Under counter fridge with ice box. Tiled splash backs. Ample power points. Good range of wall and base units with formica roll edged worktop. Dimmer switch.



**Outside**

Ample parking. Use of the laundry room & communal gardens. Storage Room.

## **Additional Information**

Deposit £650

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

**SINGLE OCCUPIER ONLY**

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**

### **SCHEDULE OF PERMITTED TENANT 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)

31 Lansdowne Woodwater Lane EXETER EX2 5AR	Energy rating <b>C</b>	Valid until: <b>29 November 2033</b>
		Certificate number: <b>8290-8709-0622-3379-3973</b>

Property type	Ground-floor flat
Total floor area	31 square metres

## Rules on letting this property

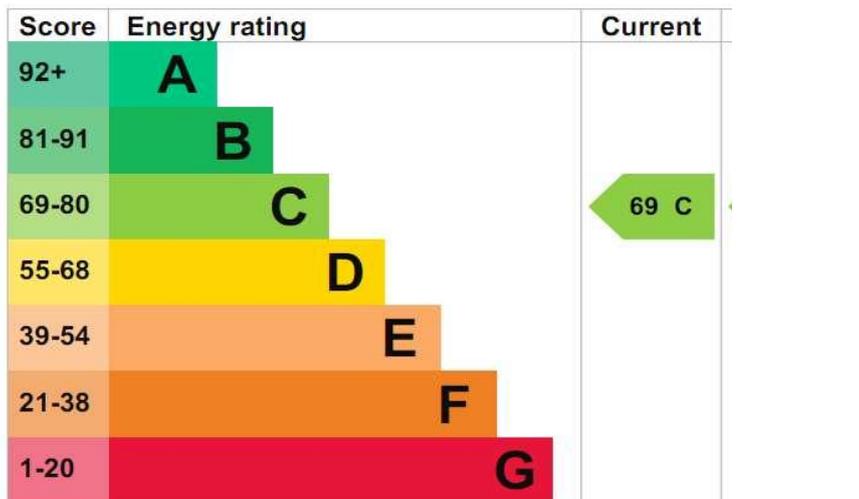
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be C.

[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

## Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.