

34, Kinnerton Way, EXWICK Exeter, EX4 2PR



A modern, spacious, two bedroom, purpose-built first floor flat with a parking space located in the popular area of Exwick. The property benefits from new carpets throughout and some new decoration, within easy reach of convenience stores and the mainline railway station of St. Davids, whilst also being on a regular bus route to and from the City Centre. EPC Rating C.

Available Now

Monthly Rent of £900

THE ACCOMMODATION COMPRISES:

Communal Entrance

Communal front door leading to stairs to First Floor. uPVC door leading to ENTRANCE HALL: Night storage radiator. Ceiling light. Smoke alarm. Entry phone. Light switches. Cupboard housing hot water cylinder and shelving. Door to:

Kitchen 6' 1" x 9' 9" (1.88m x 2.98m)

Double glazed window to rear elevation. Consumer unit. Vinyl flooring. Built-in electric oven and hob with extractor above. Ceiling light. Space for washing machine and upright fridge/freezer. Good range of wall and base units with formica roll edged worktops. White sink and drainer with mixer tap. Tiled splashbacks.



Living Room 14' 9" x 11' 9" (4.52m x 3.59m)

Two double glazed windows to front elevation. Wooden poles with curtains over. Night storage heater. Built-in electric fire with tiled surround and hearth. Power points. TV point. Telephone point. Central ceiling light. Light switch.



Bedroom One 10' 9" x 10' 3" (3.30m x 3.15m)

Double glazed window to front elevation. Curtain pole and curtains over. Electric heater. Power points. Central ceiling light. Light switch.



Bedroom Two 10' 1" x 9' 5" (3.08m x 2.88m)

Double glazed window to rear elevation. Curtain pole and curtains over. Central ceiling light. Electric heater. Power points. Light switch.

Bathroom 6' 1" x 6' 1" (1.86m x 1.86m)

Double glazed window to rear elevation. Blind over. Extractor fan. Heater. Low level WC. Wash hand basin with cupboard below. Bath, fully tiled, with shower and glass shower screen. Vinyl flooring.



Outside

To the rear of the property is an allocated parking space.

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

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.

Energy performance certificate (EPC)

34 KINNERTON WAY EXETER EX4 2PR		Energy rating C
Valid until 16 May 2031	Certificate number 2178-2926-1169-5146-8742	

Property type

Mid-floor flat

Total floor area

42 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 B.

[See how to improve this property's energy performance.](https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2178-2926-1169-5146-8742#recommendations) (<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2178-2926-1169-5146-8742#recommendations>).