

## **Flat 2,18, Homefield Road, HEAVITREE Exeter, EX1 2QU**



A one bedroom first floor flat with a study situated in the much favoured location of Heavitree, close to all local amenities and within walking distance of the RD&E Hospital, whilst also being on a regular bus route, to the City Centre.  
EPC Rating D.

Available Late June 2025

Monthly Rent of £785

## THE ACCOMMODATION COMPRISES:

### ENTRANCE

uPVC Front door leading communal area. Stairs leading to First Floor. Wooden door leading to:

### Entrance hall

Two ceiling lights. Smoke detector. Light switch. Double glazed window to side elevation. Curtain track and curtains over. Shower isolator switch. Power points. Door to:

### Living Room/Kitchen 12' 11" x 16' 11 (3.94m x 5.16m)

Two double glazed windows to front elevation. Curtain track and curtains over. Radiator. Power points. TV point. Telephone point. Storage cupboard for Hoover etc. also housing combi boiler and water meter. Ceiling lights. Heat detector. Kitchenette Area: Built in electric oven, hob above and extractor fan over. Range of wall and base units. Formica roll edged worktops. Stainless steel sink and drainer with chrome mixer taps. Tiled surrounds. Extractor fan. Power points.



### Bedroom 7' 9" x 13' 5 (2.36m x 4.1m)

Double glazed window to rear elevation. Curtain track and curtains over. Radiator. Ceiling light. Power points. Light switch.



### Study 8' 2" x 6' 0 (2.50m x 1.84m)

Double glazed window to rear elevation. Curtain track and curtains over. Central ceiling light. Power points.



### Bathroom 4' 12" x 7' 5 (1.52m x 2.27m)

Enclosed ceiling light. Extractor fan. Low level WC. Pedestal wash hand basin. Bath with shower over, curtain pole and curtain. Radiator. Vinyl flooring.



### Outside

To the front of the property is on street parking.

## **Additional Information**

Deposit £785

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

Suitable for a single professional person

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



Flat 2, 18, Homefield Road, EXETER, EX1 2QU

**Dwelling type:** Mid-floor flat  
**Date of assessment:** 03 January 2020  
**Date of certificate:** 03 January 2020

**Reference number:** 0463-2887-6397-2900-5581  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 45 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,467</b>
<b>Over 3 years you could save</b>	<b>£ 57</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 126 over 3 years	£ 126 over 3 years	
Heating	£ 1,083 over 3 years	£ 1,026 over 3 years	
Hot Water	£ 258 over 3 years	£ 258 over 3 years	
<b>Totals</b>	<b>£ 1,467</b>	<b>£ 1,410</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G

Not energy efficient - higher running costs

Current	Potential
68	69

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 57

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.