

## **Flat 2,16, Archibald Road, ST LEONARDS Exeter, EX1 1SA**



A one bedroom maisonette converted from an Edwardian property in a central and very popular location. The property benefits from it's own private Courtyard Garden and is ideal for anyone working in the City Centre, being within walking distance. EPC Rating C.

Available Late June 2025

Monthly Rent of £810

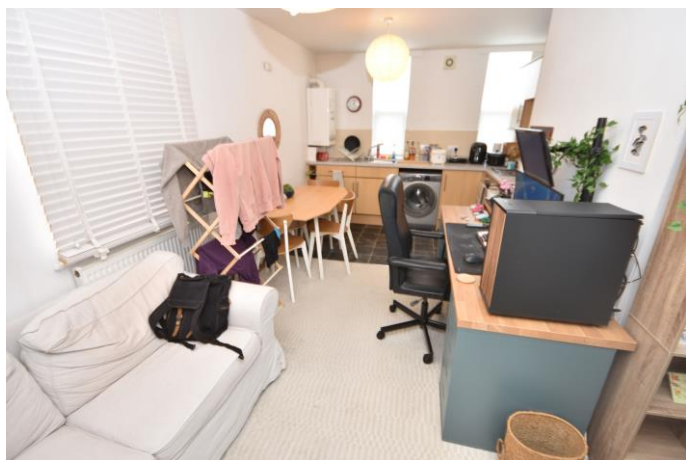
## THE ACCOMMODATION COMPRISES:

### Entrance

uPVC front door leading to Communal Hallway. Wooden front door leading to:

### Kitchen/Living Area 19' 4" x 10' 3" (5.90m x 3.13m)

Living Room: uPVC window to side elevation. Curtain track and curtains. Two ceiling lights. Heat detector. Radiator. Intercom. Central heating thermostat. Telephone point. TV point. Power points. Beige carpet. Consumer unit. Kitchenette: Two uPVC windows to rear elevation. Blinds over. Central heating boiler. Ceiling light. Range of base and wall units with formica roll edged worktops and tiled splashbacks. Stainless steel sink and drainer with chrome mixer taps. Built-in electric oven with built-in hob and extractor fan over. Power points. Stairs to Lower Floor Landing: Two storage cupboards and built-in wardrobe with hanging rail and shelf. Leading to:



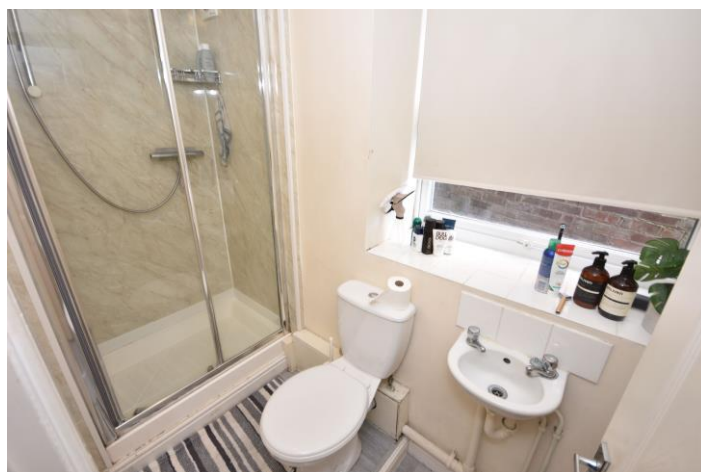
### Bedroom 9' 8" x 8' 11" (2.95m x 2.72m)

Smoke alarm. Central ceiling light. Two uPVC windows to rear elevation. Curtain track over. uPVC door leading to private Courtyard Garden. Radiator. Light switch. Power points. Extractor isolator switch. Door leading to:



### Shower Room 7' 8" x 4' 9" (2.36m x 1.45m)

uPVC window to side elevation. Blind over. Corner shower cubicle with chrome fittings. Low level WC. Wash hand basin with tiled splashback. Vinyl flooring. Radiator. Enclosed ceiling light.



### Outside

To the rear is a private Courtyard garden with washing line. To the front is resident's parking where two permits per property can be obtained from Exeter City Council.



## **Additional Information**

Deposit £810

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 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



Flat 2, 16 Archibald Road, EXETER, EX1 1SA

**Dwelling type:** Basement maisonette  
**Date of assessment:** 22 June 2020  
**Date of certificate:** 22 June 2020

**Reference number:** 0954-2812-6762-2020-8135  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 36 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>£ 1,275</b>
<b>Over 3 years you could save</b>	<b>£ 273</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 111 over 3 years	£ 111 over 3 years	
Heating	£ 948 over 3 years	£ 672 over 3 years	
Hot Water	£ 216 over 3 years	£ 219 over 3 years	
<b>Totals</b>	<b>£ 1,275</b>	<b>£ 1,002</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
69	75

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 Cavity wall insulation	£500 - £1,500	£ 66
2 Internal or external wall insulation	£4,000 - £14,000	£ 153
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 54

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.