

4 Sivell Court, Sivell Place, HEAVITREE Exeter, EX2 5FG



Modern two bedroom first floor apartment newly refurbished in the popular area of Heavitree, within walking distance of the City Centre, RD&E Hospital and local shops. The property benefits from a courtyard garden and an undercover car port. Close to a regular bus route to the City Centre and beyond. EPC Rating C.

Available Late June 2025

Monthly Rent of £890

THE ACCOMMODATION COMPRISES:

Entrance

Communal front door. Stairs for First Floor. Wooden front door leading to:

Entrance hall

Loft hatch. Intercom. Consumer unit. Shower isolator switch. Radiator. Power point. Central ceiling light. Smoke detector. Door to:

Bedroom One 10' 3" x 10' 6" (3.12m x 3.2m)

Wooden window with double glazed unit to front elevation. Blind over. Radiator. Central ceiling light. Telephone point. Power points. Carpet.



Living Room 11' 6" x 13' 8" (3.51m x 4.17m)

Wooden window with double glazed unit to front elevation. Blind over. TV point. Radiator. Central ceiling light. Power points. Light switch. Central heating thermostat control.



Kitchen 6' 7" x 6' 12" (2.01m x 2.13m)

Wooden window with double glazed unit to rear elevation. Blind over. Good range of wall and base units. Formica roll edged worktops. Stainless steel sink and drainer with chrome mixer taps. Built in electric oven and gas hob with extractor over. Space for fridge and freezer. Combi boiler. Space and plumbing for washing machine. Vinyl flooring. Black tiled splashback. Power points. Ceiling spotlights. Heat detector. Light switch.



Bedroom Two/Study 6' 4" x 8' 2" (1.93m x 2.49m)

Wooden window with double glazed unit to rear elevation. Blind over. Central ceiling light. Power points. Light switch.

Bathroom 6' 0" x 6' 4" (1.83m x 1.93m)

Wooden window with double glazed unit to rear elevation. Blind over. Enclosed ceiling light. Extractor fan. Low level WC. Pedestal wash hand basin. Bath with shower attachment, curtain pole and curtain. Vinyl flooring. Heated towel rail.

Outside

There is undercover, off road parking for one car below the property and a private, gravelled area to the rear.

Additional Information

Deposit £890

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 a 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



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Dwelling type: Top-floor flat
Date of assessment: 27 May 2020
Date of certificate: 27 May 2020

Reference number: 8410-6525-7140-9423-4226
Type of assessment: RdSAP, existing dwelling
Total floor area: 43 m²

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

Estimated energy costs of dwelling for 3 years:	£ 969
Over 3 years you could save	£ 72

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 123 over 3 years	
Heating	£ 540 over 3 years	£ 546 over 3 years	
Hot Water	£ 228 over 3 years	£ 228 over 3 years	
Totals	£ 969	£ 897	

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
78	80

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 Low energy lighting for all fixed outlets	£25	£ 69

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