

95, Collins Road, Pennsylvania Exeter, EX4 5DE



A beautifully presented unfurnished three bedroom end terrace house, situated in the popular area of Pennsylvania. Within walking distance of local schools and the City Centre, a short drive from Royal Devon and Exeter Hospital, Supermarket, Exeter University and has easy access out of the city.
EPC Rating C.

Available Now

Monthly Rent of £1,250

THE ACCOMMODATION COMPRISES:

Front garden

Laid to shingle stone, grass borders and path leading to front door.

Entrance Hall

uPVC Front door partly glazed.

Kitchen 9' 2" x 7' 9" (2.788m x 2.374m)

Double glazed to front elevation. Good range of wall and base units with wood effect work tops over. Space for fridge/freezer, washing machine with plumbing. Integrated dishwasher. Built in gas hob with electric oven below and chrome extractor over. Sink and a half with chrome taps. Worcester Bosh Combi Boiler. Ample power points. Chrome spotlights. Tiled flooring. Light switches



Cloak Room

Double glazed window to front elevation with blind over. Chrome heated towel rail. Ceiling spotlights. Low level WC and Wash hand basin with chrome furniture. Light switch.

Lounge 18' 0" x 14' 10" (5.475m x 4.531m)

uPVC double glazed window to rear elevation with curtain pole over. uPVC door partly glazed to rear garden with curtain pole over. Two ceiling lights. Two wall lights. TV and Telephone point. Wall lights. Wood effect flooring. Understairs storage cupboard housing meters and consumer unit. Two radiators. Central heating programmer. Ample power points. Light switches. Wooden flooring



First Floor Landing

Stairs leading from hallway to first floor. Loft hatch. Ceiling light. Smoke detector. Light switch. Power socket

Bedroom Three 8' 8" x 5' 8" (2.640m x 1.727m)

uPVC double glazed window to rear elevation with blind over. Radiator. Ample power points. Ceiling light. Light switch. Blue carpet.

Bedroom One 14' 9" x 8' 10" (4.496m x 2.701m)

uPVC Double glazed window to rear elevation with curtain pole over. Floor to ceiling wardrobes with hanging rail and shelves. TV point. Ample power sockets. Ceiling light. Light Switch. Radiator.



Bedroom Two 11' 10" x 8' 6" (3.615m x 2.591m)

uPVC double glazed window to front elevation curtain pole over. Radiator. Ceiling light. Light switch. Ample power points. Beige carpet

Bathroom

uPVC frosted double glazed window to front elevation. Low level WC, Bath with mixer tap and hand held shower, Pedestal wash hand basin all in white with chrome furniture. Enclosed shower cubicle with thermostatically controlled shower. Tiled flooring. Chrome spotlights. Heated towel rail. Tiled flooring. Medicine cabinet with mirror front over the wash hand basin.

Rear Garden

Private enclosed low maintenance garden with large paved seating area and landscaped shrub borders with mature trees. Gated rear access. Steps leading to Garage



Store Room 16' 3" x 8' 0" (4.949m x 2.426m)

Large storage space with a window

Garage

Situated within a block with a metal up and over door, parking space for one vehicle in front of the garage.

Additional Information

Deposit £1250

Holding Fee of £100 which will go towards the deposit on a satisfactory reference and the contract signed within 15 days

Council Tax Band C

Suitable for a small family, single or professional couple

6 month fixed tenancy then on to a periodic month to month

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 therein.

English | [Cymraeg](#)

Energy performance certificate (EPC)

95 Collins Road EXETER EX4 5DE	Energy rating C	Valid until:	22 May 2035
		Certificate number:	3000-2270-0322-6221-3553

Property type End-terrace house

Total floor area 69 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 energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)