

25, Sargent Close, Whipton Exeter, EX1 3HY



A well presented end terrace house with a garage and parking in the popular location of Whipton. The property benefits from being newly decorated with new carpets, having a garage and gardens to the rear, is within walking distance of schools, on a bus route and has easy access out of the city. EPC Rating C.

Available from Mid to Early July 2025

Monthly Rent of £1,200

THE ACCOMMODATION COMPRISES:

Entrance Lobby

uPVC partly glazed door. Wood parquet flooring. Coat hooks. Consumer unit. Partly glazed wooden door leading to:

Lounge/Diner 14' 1" x 26' 1" (4.29m x 7.94m)

Double glazed window to front elevation. Blind and curtains over. Radiator. Two ceiling lights. Smoke detector. Central heating programmer. Understairs cupboard with shelving. Doors going out to the conservatory with dressings. Ample power points. TV aerial point. Door off dining area leading to:



Conservatory 6' 7" x 9' 10" (2m x 3m)

Tiled flooring. uPVC door leading to garden. Polycarbonated roof with blinds and on windows. Power point. Light

Kitchen 6' 11" x 8' 7" (2.11m x 2.61m)

Door leading from Dining area. Double glazed window to rear elevation. Blind over. Chrome ceiling spotlights. Carbon monoxide detector. Tiled floor. Baxi combi boiler. Built in electric oven with gas hob over. Dish washer. Fridge/freezer. Washing machine. 1.5 bowl stainless steel sink with chrome mixer taps. Good range of wall and base units with roll edged worktops over. Ample power points. Light switch



First Floor Landing

Stairs leading from lounge. Double glazed window to side elevation. Curtains and pole over. Ceiling light. Smoke detector. Radiator. Airing cupboard with radiator and shelves.

Bathroom 7' 10" x 4' 11" (2.40m x 1.51m)

Double glazed window to rear elevation. Vinyl floor covering. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Tiled around the bath area. Thermostatically controlled shower, bi-fold shower screen and curtain. Light pull cord. Ceiling spotlights. Radiator

Bedroom One 8' 10" x 14' 3" (2.68m x 4.35m)

Double glazed window to rear elevation. Blind and curtains over. Radiator. Power points. Ceiling light. Light switch. Carpet. Built in wardrobe with mirror doors & hanging rail



Bedroom Two 7' 7" x 11' 9" (2.31m x 3.58m)

Double glazed window to front elevation. Blind and curtains over. Radiator. Carpet. Ceiling light. Power points. Light switch

Bedroom Three 6' 2" x 6' 8" (1.88m x 2.02m)

Double glazed window to front elevation. Blind and curtains over. Radiator. Ceiling light. Power points. Carpet

Outside

To the front of the property there is off road parking for 2 cars. Garage to the side Rear of the property garden with a patio area and lawn. Door into the garage

Additional Information

Deposit £1200

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 or a 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.

Energy performance certificate (EPC)

25 Sargent Close EXETER EX1 3HY	Energy rating C	Valid until: 24 January 2034 Certificate number: 0340-2495-0390-2124-5401
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Property type	End-terrace house
Total floor area	69 square metres

Rules on letting this property

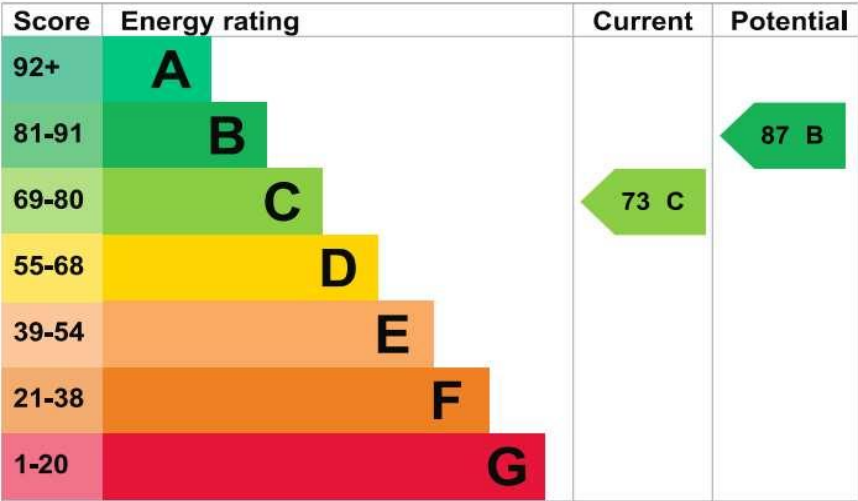
Properties can be let if they have an energy rating from A to E.

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.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance