

## 14, The Buntings, Exminster Exeter, EX6 8SL



A two bed unfurnished Coach House located in a desirable village setting of Exminster, just a short walk from local shops and public transport. Exeter City Centre and Marsh Barton Industrial Estate are a short drive away. EPC Rating C.

Available Early to Mid July 2025

Monthly Rent of £950

## THE ACCOMMODATION COMPRISES:

### Entrance Lobby

uPVC front door. Radiator. Consumer unit. Coat hooks. Stairs to:

### Living Room 16' 9" x 11' 7" (5.1m x 3.53m)

Two windows one to side elevation and one to the front. Curtain track and curtains over. Two radiators. Two ceiling lights. Ample power points. Telephone point. Aerial point. Central heating programmer. Smoke detector. Arch way leading through to:



### Kitchen 5' 7" x 9' 11" (1.71m x 3.02m)

Velux window to rear elevation. Two ceiling spotlight tracks in chrome. Vinyl floor covering. Good range of wall and base units with wood effect work tops over. 1.5 bowl stainless steel sink and drainer with chrome mixer taps. Ample power points. Built in double oven with gas hob over with chrome extractor over. Built in fridge and freezer and washer/drier. Light switches



### Lobby Area

Storage cupboard and shelving. Loft hatch. Ceiling light. Power socket. Light switches

### Bedroom One 11' 10" x 8' 6" (3.6m x 2.60m)

Double glazed window to front elevation. Curtain track and curtains over. Radiator. Ceiling light. Built in triple wardrobe. TV aerial point. Power points. Light switches



### Bedroom Two 8' 7" x 7' 4" (2.61m x 2.24m)

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



### Bathroom 9' 9" x 6' 4" (2.97m x 1.93m)

Ceiling velux. Enclosed light. Extractor fan. Vinyl floor covering. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Thermostatically controlled shower and glass shower screen. Central heating radiator. Light pull cord. Shaver socket



### **Outside**

Garage located under the apartment. Off road parking space

### **Additional Information**

Deposit £950

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 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 therein.



# Energy Performance Certificate



14, The Buntings, Exminster, EXETER, EX6 8SL

Dwelling type: Top-floor flat  
Date of assessment: 10 January 2020  
Date of certificate: 10 January 2020

Reference number: 9408-6047-6279-7810-1230  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 49 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

**Estimated energy costs of dwelling for 3 years:**

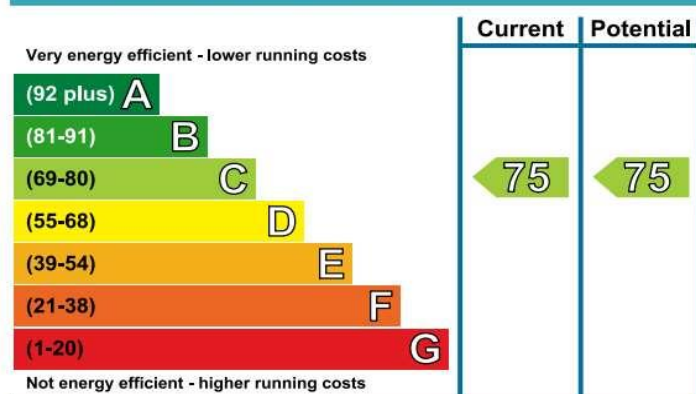
**£ 1,209**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 156 over 3 years	Not applicable
Heating	£ 837 over 3 years	£ 837 over 3 years	
Hot Water	£ 216 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 1,209</b>	<b>£ 1,209</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



The graph shows the current energy efficiency of your home.

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

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.