

## 3, Sloe Gardens, Tithebarn Exeter, EX1 3ZL



Superb detached four bedroomed house with a garage and parking for 2 cars in the popular area of Tithebarn. The property benefits from having a park across the road, close to both the Met Office and Science park and has easy links to the major routes out of the city. The property would ideally suit a family or a professional couple. EPC Rating B.

Available Early July 2025

Monthly Rent of £1,600

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

uPVC door partly glazed. Wood effect flooring. Smoke alarm. Two ceiling lights. Radiator. Light switches. Understairs cupboard housing the meters.

### Cloak Room 6' 9" x 3' 6" (2.05m x 1.06m)

Double glazed window to front elevation. Wood effect vinyl flooring. Low level WC, Pedestal wash hand basin with chrome furniture. Electric radiator. Ceiling light.

### Living Room 11' 1" x 16' 6" (3.39m x 5.03m)

Double glazed window to front elevation. Curtain pole over. Electric radiator. Ceiling light. Grey carpet. Ample power points. TV aerial point. Central heating programmer. Light switch



### Open Plan Kitchen/Diner 14' 3" x 19' 1" (4.35m x 5.82m)

Heat detector. Ceiling spotlights. Double glazed window to rear elevation. Patio doors leading out to the garden. Understairs cupboard. Two electric radiators. Ample power points. 1.5 bowl stainless steel sink with drainer. Good range of wall and base units with wood effect roll edged work tops over. Induction hob. Chrome splash back with extractor over. Double oven. Built in fridge and freezer, built in dish washer and washing machine.



### First Floor Landing

Stairs leading from hallway to first floor. Grey carpet. Storage cupboard. Ceiling lights. Smoke detector. Loft hatch.

### Family Bathroom 5' 7" x 6' 2" (1.69m x 1.89m)

Window to side elevation. Extraction fan. Vinyl floor covering. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Fully tiled over the bath with a thermostatically controlled shower and shower screen. Heated chrome towel rail. Shaver socket and mirror

### Bedroom Three 9' 1" x 9' 3" (2.77m x 2.81m)

Double glazed window to rear elevation. Curtain pole over. Ceiling light. Grey carpet. Ample power points. Light switch. Electric radiator

### Bedroom Two 12' 8" x 9' 9" (3.87m x 2.97m)

Double glazed window to rear elevation. Electric radiator. Grey carpet. Ceiling light. Ample power points. Light switch

### Bedroom One 10' 4" x 12' 6" (3.14m x 3.81m)

Double glazed window to front elevation. Curtain pole over. Grey carpet. Ceiling light. Electric radiator. Heating programmer. Light switches. Door leading to:



**Ensuite 4' 11" x 7' 5" (1.51m x 2.25m)**

Double glazed window to side elevation. Ceiling spotlights. Extractor fan. Large double shower with marble effect tiles. Low level WC and Wash hand basin in white with chrome furniture.

**Bedroom Four 8' 4" x 8' 6" (2.55m x 2.59m)**

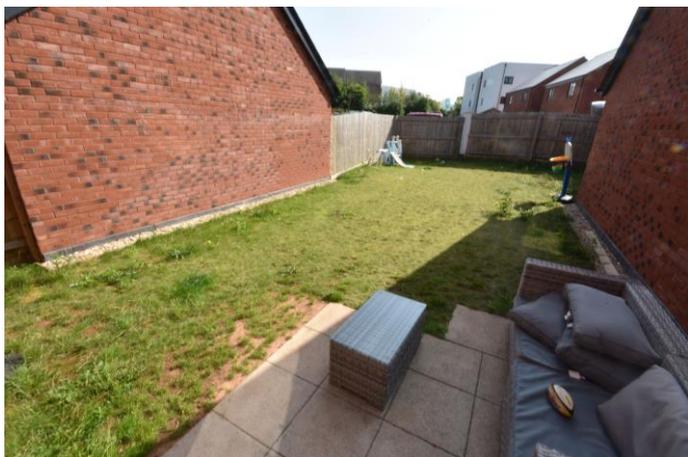
Double glazed window to front elevation. Blind over. Electric radiator. Ceiling light. Ample power points. Light switches

**Outside**

Garage, off road parking for 2 cars to the side.

**Rear Garden**

Laid mainly to lawn with a patio area, benefits from an outside tap and side gate.

**Additional Information**

Deposit £1,600

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

Council Tax Band E

Suitable for a 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)

3 Sloe Gardens Exeter EX1 3ZL	Energy rating <b>B</b>	Valid until: <b>27 April 2032</b> Certificate number: <b>0390-3568-9040-2822-4375</b>
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Property type Detached house

Total floor area 109 square metres

## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B	82   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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