

Flat 3, 12, Powderham Crescent, PENNSYLVANIA Exeter, EX4 6DA



A one bedroom top floor flat conversion ideally located in the popular area of Pennsylvania within walking distance of the City Centre and Exeter University. The property benefits from off road parking for one car. EPC Rating C.

Available Now

Monthly Rent £825

THE ACCOMMODATION COMPRISES:

Entrance

Communal front door leading to communal Hallway with stairs to First Floor. Wooden entrance door to Flat 3. Stairs to second floor.

Landing

Smoke alarm. Ceiling spotlights. Entry phone. Consumer unit. Cupboard housing washing machine, tumble drier, boiler. Central heating thermostat. Door to:

Lobby

Storage cupboard. Shower isolator switch. Ceiling spotlights. Door to:

Bedroom 12' 0" x 7' 10" (3.66m x 2.40m)

Wooden sash window to rear elevation. Ceiling spotlights. Radiator. Power points.



Bathroom 8' 9" x 5' 7" (2.67m x 1.69m)

Enclosed ceiling light. Extractor fan. White bathroom suite comprising Low level WC. Pedestal wash hand basin. Bath with Triton electric shower, rail and curtain. Vinyl flooring. Radiator. Shower isolator switch.



Living Room 14' 4" x 12' 7" (4.37m x 3.83m)

Wooden sash window to front elevation. Ceiling spotlights. TV point. Power points. Built in storage cupboards with shelving. Telephone point. Electric fire with wooden fire surround and tiled hearth. Light switch.



Kitchen 10' 6" x 5' 7" (3.21m x 1.70m)

Velux window. Chrome ceiling spotlights. Radiator. Fridge/freezer. Built in electric oven and hob with extractor above. Stainless steel sink and drainer with chrome taps. Tiled splashback. Good range of wall and base units. Formica roll edged worktops. Wooden effect vinyl flooring. Power points. Heat detector.



Outside

To the rear of the property is an allocated, off road parking space for one car. To the front is a communal garden, which is locked. Key available for a small deposit. There is also resident's parking available at the front.

Additional Information

Deposit £825

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

Council Tax Band A

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.

Energy performance certificate (EPC)

Flat 3 12 Powderham Crescent EXETER EX4 6DA	Energy rating C	Valid until: 11 February 2035
		Certificate number: 2835-3529-0200-0861-4226

Property type	Top-floor flat
Total floor area	53 square metres

Rules on letting this property

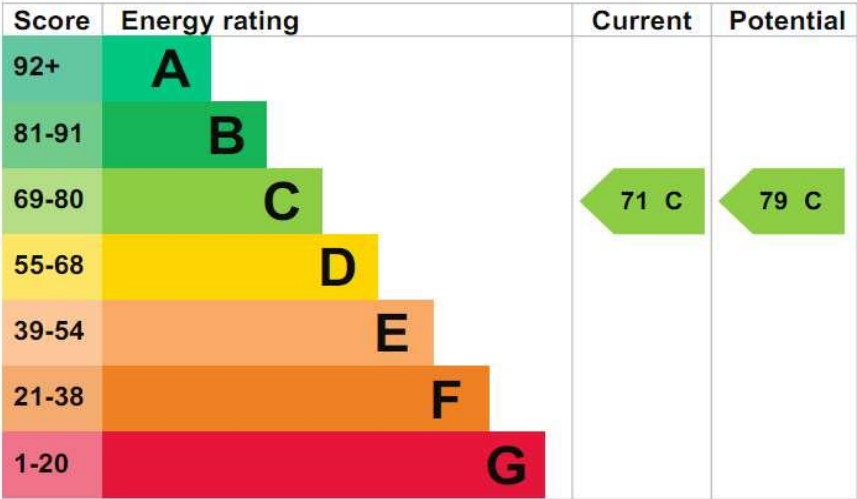
Properties can be let if they have an energy rating from A to E.

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 C.

[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