

**7, Water Lane, ST. THOMAS
Exeter, EX2 8BY**



A two bedroomed, terraced house located in the popular area of St. Thomas. The property is conveniently located being within walking distance of the historic Quayside and City Centre whilst Marsh Barton Trading Estate and Sainsburys are both just a short distance away. EPC Rating C.

Available Mid August 2025

Monthly Rent of £895

THE ACCOMMODATION COMPRISES:

Entrance

Front gate and path leading to uPVC front door, into:

Living Room 14' 2" x 12' 8" (4.31m x 3.87m)

uPVC window to front elevation. Curtain pole and curtains over. Radiator. Smoke alarm. Ceiling light. Telephone point. TV point. Power points. Box housing consumer unit. Central heating programmer. Large understairs cupboard ideal for storage. Light switch. Door to:



Kitchen/Diner 8' 11" x 12' 8" (2.72m x 3.86m)

Double glazed window to rear elevation. Blind over. Wooden back door, partly glazed leading out to garden. Chrome spotlight track. Radiator. Tiled flooring. Central heating boiler. Range of wall and base units. 1½ bowl stainless steel sink and drainer. Tiled worktops. Cooker. Space for washing machine and fridge/freezer. Tiled splashback. Power points. Light switch.



First Floor Landing

Stairs to First Floor Landing. Radiator. Ceiling light. Smoke alarm. Loft hatch. Power point. Light switch. Shower isolator switch. Airing cupboard with shelving. Door to:

Bedroom One 10' 11" x 10' 5" (3.33m x 3.18m)

Double glazed window to front elevation. Curtain pole and curtains over. Radiator. Ceiling light. Telephone point. Power points. Built in double wardrobe with hanging rail and shelves.



Bedroom Two 5' 11" x 12' 2" (1.80m x 3.7m)

Double glazed window to rear elevation. Curtain pole and curtains over. Radiator. Ceiling light. Power point. Light switch.

Bathroom 6' 3" x 6' 7" (1.90m x 2.01m)

Double glazed window to rear elevation. Wood effect vinyl flooring. Enclosed ceiling light. Light pull cord. Shower isolator switch. Low level WC. Pedestal wash hand basin. Bath with Triton shower, pole and glass shower screen. Heated towel rail.



Outside

To the rear of the property is a Courtyard garden with shed and an off road parking space for one car.



Additional Information

Deposit £895

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 a 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.

Energy performance certificate (EPC)

7 Water Lane EXETER EX2 8BY	Energy rating C	Valid until:	12 February 2035
		Certificate number:	0600-7727-0622-2499-3253

Property type	Mid-terrace house
Total floor area	54 square metres

Rules on letting this property

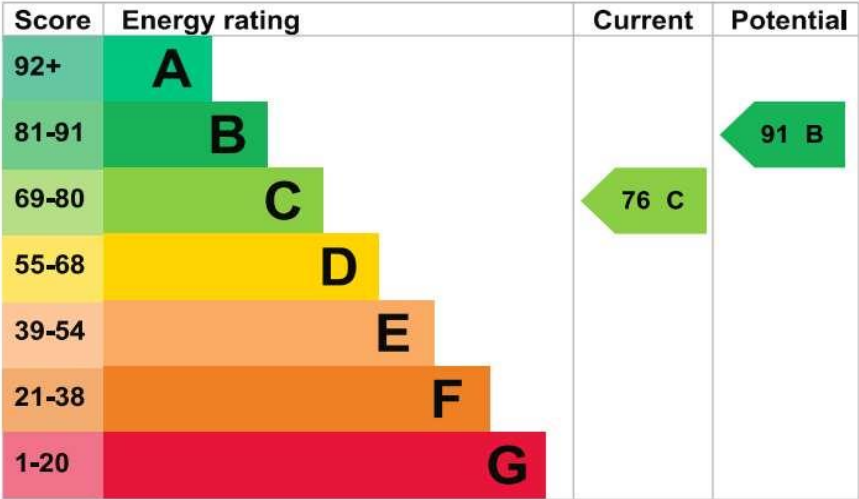
Properties can be let if they have an energy rating from A to E.

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