

34, South Lawn Terrace, Exeter, EX1 2SJ



A well present three bed unfurnished end terraced house with a garden in the popular location of Heavitree. The house is within walking distance of the City Centre, Heavitree shops, Royal Devon & Exeter Hospital and benefits from being newly decorated throughout. EPC Rating D.

Available Now

Monthly Rent of £1,250

THE ACCOMMODATION COMPRISES:

Front garden

Small garden with steps to the front door

Entrance Hall

Partly glazed uPVC front door. Ceiling light. Radiator. Smoke detector. Understairs cupboard housing the meters. Light switch.

Living Room 12' 10" x 10' 6" (3.91m x 3.19m)

Double glazed window to front elevation. Curtain track over. Beige carpet. Gas fire with surround and wooden mantle over. Radiator. Ceiling light. Light switch. Ample power points.



Kitchen/Diner 13' 4" x 17' 11" (4.06m x 5.45m)

Double glazed windows to side and rear elevation blinds over. uPVC door partly glazed leading to outside. Kitchen Area: 1.5 bowl stainless steel sink with chrome mixer taps and drainer. Built in gas hob with chrome extractor over. Built in double oven. Integrated tumble dryer, washing machine and fridge. Good range of wall and base units with roll edged worktops over and tile splashbacks. Ceiling spotlights. Heat detector. Wood effect vinyl floor covering. Dining Area Beige carpet. Radiator. Built in shelving. Ample power points. Light switches



First Floor Landing Half Landing

Stairs leading from hallway. uPVC window to front elevation.

Landing

Stairs leading from half landing. Ceiling light. Smoke detector. Light switch. Beige carpet.

Bedroom One 9' 2" x 9' 11" (3.026m x 3.03m)

Double glazed window to rear elevation. Curtain track over. Radiator. Ceiling light. Power points. Light switch. Beige carpet



Bedroom Three 7' 11" x 8' 10" (2.41m x 2.7m)

Double glazed window to rear elevation. Curtain track over. Radiator. Ceiling light. Power points. Beige carpet. Light switch

Bathroom 5' 9" x 5' 10" (1.75m x 1.78m)

Double glazed window to rear elevation. Blind over. Extractor fan. Enclosed ceiling light. Vinyl floor covering. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Thermostatically controlled shower with glass shower screen. Fully tiled in white tiles.

**Bedroom Two 12' 10" x 10' 6" (3.90m x 3.19m)**

Double glazed window to front elevation. Curtain track and curtains over. Radiator. Central ceiling light. Power points. Built in double wardrobe with hanging rail and shelving and set of drawers. Beige carpet.

Rear Garden

Mainly laid to gravel with an undercover area, shed and side gate

Additional Information

Deposit £1,250

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 either a single/professional couple or a small family 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



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Dwelling type: End-terrace house
Date of assessment: 27 January 2016
Date of certificate: 27 January 2016

Reference number: 8276-7029-4380-5203-9922
Type of assessment: RdSAP, existing dwelling
Total floor area: 85 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,144
Over 3 years you could save	£ 1,404

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 168 over 3 years	
Heating	£ 2,517 over 3 years	£ 1,356 over 3 years	
Hot Water	£ 396 over 3 years	£ 216 over 3 years	
Totals	£ 3,144	£ 1,740	

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		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>Current</p> <p>55</p>	<p>Potential</p> <p>84</p>

The graph shows the current energy efficiency of your home.

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

The potential rating shows the effect of undertaking the recommendations on page 3.

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.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 102
2 Cavity wall insulation	£500 - £1,500	£ 690
3 Floor insulation (suspended floor)	£800 - £1,200	£ 105

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.