

37, Loveridge Drive, Alphington Exeter,



A well presented modern unfurnished three bed mid terrace house with two allocated parking spaces in the popular area of Alphington. Within a short drive of the City Centre, Marsh Barton, Schools and Supermarkets, it benefits from having easy access to the major routes out of the City. EPC Rating B.

Available Late October 2025

Monthly Rent of £1,300

THE ACCOMMODATION COMPRISES:

Entrance Hall

uPVC partly glazed door. Radiator. Coir matting. Light switches.

Cloak Room 3' 0" x 5' 3" (0.92m x 1.61m)

Low level WC, Corner pedestal wash hand basin both in white with chrome furniture. Ceiling spotlights. Radiator. Wood effect vinyl floor covering. Consumer unit. Mirror. Extractor fan

Living Room 11' 9" x 16' 3" (3.59m x 4.95m)

Double glazed window to front elevation. Radiator. Ceiling light. Smoke detector. Ample power points. TV point. Vinyl wood effect flooring. Central heating programmer. Light switches. Stairs leading to First Floor Landing.



Kitchen/Diner 9' 7" x 15' 0" (2.93m x 4.58m)

Dining Room Area Storage cupboard. Radiator. Ceiling light. Power points. uPVC patio doors leading out to the garden. Light switches Kitchen Area uPVC window to the rear. Stainless steel sink and drainer. Built in gas hob, electric oven below and extractor above. Built in fridge/freezer, dishwasher and washer/dryer. Good range of wall and base units with marble effect worktops and upstands. Ceiling spotlights. Electric Ideal Logic boiler



First Floor Landing

Stairs leading from Living Room. Grey carpet. Ceiling light. Radiator. Power points. Loft hatch. Cupboard.

Bathroom 5' 6" x 6' 2" (1.68m x 1.89m)

Double glazed window to rear elevation. Ceiling spotlights. Extractor fan. Wood effect vinyl floor covering. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Radiator. Partly tiled in grey tiles

Bedroom Two 8' 6" x 10' 2" (2.59m x 3.11m)

Double glazed window to rear elevation. Ceiling light. Radiator. Ample power points. Light switch. Built in wardrobe with hanging rail and shelves.

Bedroom One 8' 4" x 11' 9" (2.53m x 3.58m)

Double glazed window to front elevation. Radiator. Ceiling light. Central heating programmer. Light switches. Grey carpet. Power points. Two built in wardrobes with hanging rails and shelves. Door leading to:



Ensuite 4' 6" x 8' 6" (1.36m x 2.58m)

Wood effect vinyl flooring. Ceiling spotlights. Extractor fan. Large shower cubicle with Mira shower. Low level WC and Pedestal wash hand basin. Shaver socket.

Bedroom Three 8' 9" x 6' 4" (2.66m x 1.92m)

Double glazed window to front elevation. Ceiling light. Grey carpet. Radiator. Built in wardrobe. Power points. Light switch.

Outside

To the front of the property there are two allocated parking spaces. To the rear private enclosed garden, mainly laid to grass, with a patio area and storage shed. Rear gate for access

**Additional Information**

Deposit £1,300

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 a small 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

SCHEDULE OF PERMITTED TENANT 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)

37 LOVERIDGE DRIVE ALPHINGTON EX2 0AD	Energy rating B	Valid until: 28 February 2032
		Certificate number: 5232-5537-4000-0629-3202

Property type	Mid-terrace house
Total floor area	57 square metres

Rules on letting this property

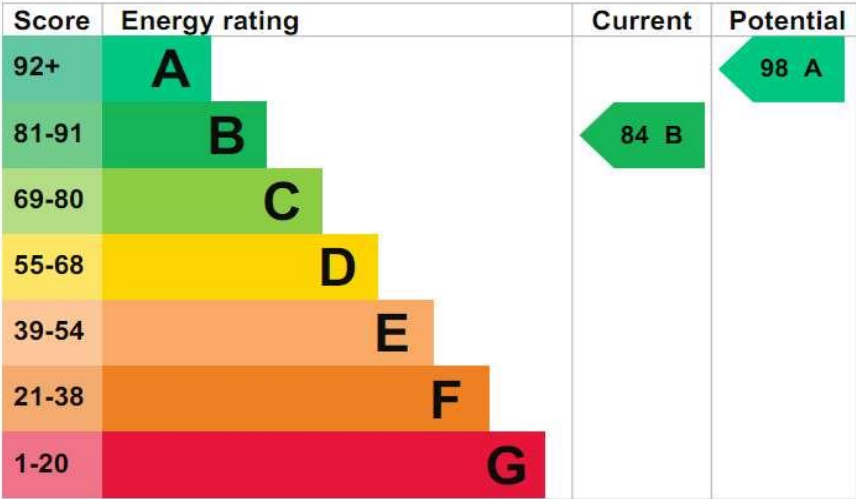
Properties can be let if they have an energy rating from A to E.

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 B. It has the potential to be A.

[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