

**Flat 1,32, Richmond Road, CITY CENTRE  
Exeter, EX4 4JF**



A lovely spacious one bedroomed ground floor flat in an excellent location, providing easy access to the City Centre shops and restaurants and benefitting from a private, well laid out garden to the rear with storage cupboards and utility area. EPC Rating D.

Available End of October 2025

Monthly Rent of £820

## THE ACCOMMODATION COMPRISES:

### Entrance

Communal front door leading through Hallway. Wooden door into Flat 1.

### Entrance hall

Ceiling light. Radiator. Smoke alarm. Coat hooks. Wall lights. Light switches. Alcoved area ideal for desk with TV point, power point and shelving. Understairs cupboard with light, housing gas meter and with storage space. Carpet. Door to:

### Living Room 12' 6" x 13' 11 (3.82m x 4.24m) into front bay

Bay sash window to front elevation. Curtain pole and curtains over. Ceiling light. Smoke alarm. Radiator. Power points. TV point. Light switch. Carpet.



### Bedroom 12' 7" x 12' 7 (3.84m x 3.83m)

Wooden window to rear elevation. Blind, curtain pole and curtains over. Built in double wardrobes with hanging rails and cupboards over. Ceiling light. Power points.



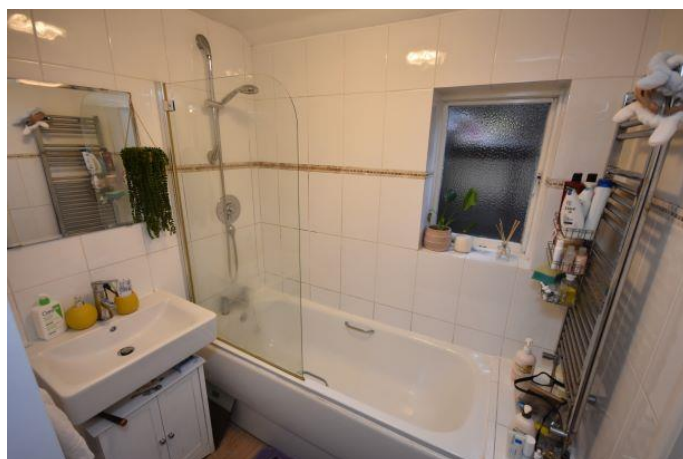
### Kitchen/Diner 12' 2" x 10' 3 (3.72m x 3.12m)

Wooden window to side elevation. Blind over. Chrome spotlights. Vinyl flooring. Radiator. Alcove with shelving. Power points. Good range of wall and base units with wooden effect worktops. 1½ bowl sink and drainer with chrome mixer tap. Electric built in oven with gas hob above and extractor over. Alcove with space for fridge/freezer. Tiled splashbacks.



### Bathroom 5' 0" x 6' 6 (1.54m x 1.99m)

Wooden window to rear elevation. Enclosed ceiling light. Pedestal wash hand basin with mirror above. Bath with shower over and glass shower screen. Heated chrome towel rail. Vinyl flooring. Door leading through to:



### W.C. 3' 3" x 1' 10 (0.98m x .57m)

Wooden window to side elevation. Chrome spotlights. Low level WC. Cupboard housing combi boiler.

### Outside

From the Hallway, door leading out to garden mainly laid to gravel with seating area. There is also an outhouse, partly converted as storage and partly as a Utility area with ceiling spotlights, sink and drainer, worktops with tiled splashback, Washing machine. Built in shelving. There is also a decked area.





### **Additional Information**

Deposit £820

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

6 month fixed tenancy then onto 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



Flat 1, 32, Richmond Road, EXETER, EX4 4JF

**Dwelling type:** Ground-floor flat  
**Date of assessment:** 13 September 2019  
**Date of certificate:** 13 September 2019

**Reference number:** 9778-4087-6271-6461-8994  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 60 m<sup>2</sup>

## 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,196</b>
<b>Over 3 years you could save</b>	<b>£ 939</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 165 over 3 years	
Heating	£ 1,707 over 3 years	£ 885 over 3 years	
Hot Water	£ 327 over 3 years	£ 207 over 3 years	
<b>Totals</b>	<b>£ 2,196</b>	<b>£ 1,257</b>	

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

Very energy efficient - lower running costs

(92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G

Not energy efficient - higher running costs

Current	Potential
59	76

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 Internal or external wall insulation	£4,000 - £14,000	£ 276
2 Floor insulation (suspended floor)	£800 - £1,200	£ 138
3 Draught proofing	£80 - £120	£ 27

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

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.