

21 Besley Court, Retail Park Close, Exeter, EX2 8GJ



A well presented unfurnished two bed first floor flat with an allocated parking space located in Retail Park Close. The property benefits from having an ensuite shower room, within walking distance of Marsh Barton, City Centre, the historic riverside, on a bus route and has easy access to the A30. The property would ideally suit anyone working in Marsh Barton or the surrounding areas.

EPC Rating C.

Available Mid November 2025

Monthly Rent of £1,050

THE ACCOMMODATION COMPRISES:

Communal Area

Communal front door leading to stairs to first floor

Entrance Hall

Wooden front door with coat hooks on the door. Wood effect laminate flooring. Two ceiling lights. Intercom. Radiator. Smoke detector. Loft hatch. Central heating thermostat. Consumer unit. Light switches. Power points

Bathroom 8' 2" x 6' 2" (2.49m x 1.87m)

Double glazed window to side elevation. Blind over. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Over the bath there is a thermostatically controlled shower with shower rail and curtain. Radiator. Mirror, light and shaver socket over the basin. Extractor fan. Central ceiling light. Vinyl floor covering



Bedroom Two 8' 2" x 12' 10" (2.49m x 3.92m)

Double glazed window to rear elevation. Curtain pole and curtain over. Radiator. Wood effect laminate flooring. Ample power points. Light switch. Ceiling light.

Open Plan Kitchen 9' 1" x 12' 4" (2.78m x 3.75m)

Double glazed window to rear elevation. Blind over. Wood effect laminate floor covering. Ceiling light. Good range of wall and base units with roll edged work tops over. Built in gas hob with electric oven below and extractor over in chrome. Worcester combi-boiler. Stainless steel sink and drainer with chrome mixer taps. Wash/dryer. Fridge. Ample power points. Radiator



Open Plan Living Room 14' 4" x 14' 10" (4.38m x 4.53m)

Large double glazed windows to rear elevation. Curtain pole and curtains over. Wood effect laminate flooring. Radiator. Ceiling light. TV point. Ample power points. Light switches



Bedroom One 9' 9" x 13' 5" (2.97m x 4.09m)

Double glazed window to side elevation. Curtain pole and curtains over. Radiator. Wood effect laminate flooring. Ceiling light. Ample power points. Built in wardrobe with shelving. Light switches. Door leading through to:



Ensuite Shower Room 4' 2" x 6' 4" (1.27m x 1.93m)

Low level WC, Wash hand basin and Shower cubicle with Mira electric shower. Ceiling light. Extractor fan. Vinyl floor covering. Mirror, light and shaver socket over the basin. Light switch

Additional Information

Deposit £1050

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 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

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)

| | | | |
|---|---------------------------|---------------------|--------------------------|
| 21 Besley Court Retail Park Close EXETER EX2 8GJ | Energy rating C | Valid until: | 21 July 2030 |
| | | Certificate number: | 0884-2829-6330-2520-3375 |

| | |
|------------------|------------------|
| Property type | Top-floor flat |
| Total floor area | 67 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.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 77 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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