

17, Grecian Way, Broadfields Exeter, EX2 5PF



A well presented two bed terrace house unfurnished, newly decorated with new carpets throughout ,with a garage and a garden in the popular area of Broadfields. The property is within walking distance of Heavitree shops, Royal Devon and Exeter Hospital, short drive to the large supermarkets and has easy access to the major roads out of the city.

EPC Rating C.

Available Now

THE ACCOMMODATION COMPRISES:

Entance Lobby

uPVC door. Tiled floor. Cupboard with shelving and electric meter. Wooden door partly glazed leading to:

Hallway

Smoke alarm. Radiator. Consumer unit. Ceiling light. Understairs cupboard. Double socket. Wood effect laminate flooring. Door leading to:

Kitchen 5' 10" x 11' 7" (1.78m x 3.54m)

Double glazed window to front elevation. Blind over. Worcester combi boiler. Stainless steel sink and drainer with chrome mixer taps. Gas hob with chrome splashback, electric oven below and chrome extractor. Radiator. Good range of wall and base units with roll edged work tops over. Ample power points. Space for washing machine, fridge and freezer. Chrome spotlights. Serving hatching leading to living room



Living Room 15' 3" x 12' 2" (4.66m x 3.72m)

Patio doors leading to garden. Radiator. Wood effect laminate flooring. Ample power points. TV point. Two chrome ceiling lights.



First Floor Landing

Stairs leading from hallway. Grey carpet. Ceiling light. Smoke detector. Loft hatch. Storage cupboard with shelves. Power socket. Light switch

Bedroom One 9' 10" x 10' 10" (3m x 3.30m)

Built in cupboard over the stairs and built in double wardrobe with hanging rail and shelves. uPVC double glazed window to front elevation. Blind over. Radiator. Chrome ceiling light. Power points. Light switch



Bathroom 6' 10" x 5' 10" (2.08m x 1.77m)

Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Wood effect vinyl flooring. Chrome heated towel rail. Electric shower over the bath with a glass shower screen. Medicine cabinet over the basin. Extractor fan



Bedroom Two 9' 1" x 10' 0" (2.77m x 3.06m)

Double glazed window to rear elevation. Radiator. Built in double wardrobe with hanging rail and shelves. Ceiling light. Power points. Light switch. Grey carpet

Rear Garden

Part gravel and part patio, rear gate Garage in a block



Additional Information

Deposit £1200

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 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 (EPC)

17 Grecian Way EXETER EX2 5PF	Energy rating C	Valid until:	16 February 2035
		Certificate number:	9037-3046-7202-6465-8204

Property type	Mid-terrace house
Total floor area	61 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.](#)