

**332A, Topsham Road,
Exeter, EX2 6HG**



Two bed unfurnished ground floor flat with a garage recently renovated in superb order through out located in the popular area of Countess Wear. The property benefits from having a court yard garden, on a bus route with easy access to all the major routes out of the City, within walking Distance of the Royal Devon and Exeter Hospital and the river. EPC Rating C.

Available Early November 2025

Monthly Rent of £925

THE ACCOMMODATION COMPRISES:

Entrance Hall

uPVC partly glazed front door. Smoke alarm. Storage cupboard housing gas meter and central heating boiler. Central heating thermostat. Radiator. Double socket. Double light switch

Bedroom Two 11' 3" x 10' 0" (3.44m x 3.06m)

Double glazed window to front elevation. Curtain track and curtains over. Radiator. Built in wardrobe with hanging rail and shelf. Ample power points. Ceiling light. Telephone point and TV point. Light switch

Open Plan Kitchen/Living Room 15' 7" x 15' 4" (4.74m x 4.68m)

Double glazed window to rear elevation. Radiator. Two velux skylights. Ceiling light. Double glazed door leading out to courtyard. Light switches. Power points. Ample power points. Kitchen Area Built in fridge/freezer, dish washer, and washing machine. Gas hob with electric oven below and extractor over. Stainless steel sink and drainer with chrome mixer taps. Good range of wall and base units with formica roll edged work tops over. Ample power points. Ceiling spotlights. Wood effect vinyl floor covering



Bathroom 7' 4" x 15' 7" (2.24m x 4.74m)

Double glazed window to front elevation. Ceiling spotlights. Tiled flooring. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Thermostatically controlled shower over the bath with folding shower screen. Heated towel rail. Light pull cord

Bedroom One 14' 8" x 10' 6" (4.48m x 3.21m)

Double glazed window to rear elevation. Skylight. Radiator. Built in double wardrobe with hanging rail and shelving. Enclosed light fitting. Ample power points. TV and telephone point.



Ensuite 6' 8" x 4' 9" (2.04m x 1.46m)

Ceiling spotlights. Tiled flooring. Extractor. Low level WC, Pedestal wash hand basin and Large double shower cubicle with glass shower screen. Mira electric Sport shower. Heated towel rail.



Outside

To the rear there is a pleasant courtyard garden with flower troughs. Rear access gate.

Additional Information

Deposit £925

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 a professional couple

6 month tenancy then on a periodic tenancy

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)

332a Topsham Road EXETER EX2 6HG	Energy rating C	Valid until: 5 September 2032
		Certificate number: 9232-8021-9200-0726-0206

Property type

Ground-floor flat

Total floor area

55 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)