

139, Cowick Lane, St Thomas Exeter, EX2 9HF



Superb spacious three bed unfurnished detached bungalow with large gardens and garage in the popular area of St Thomas. The property benefits from being newly decorated with a large drive for parking up to 4 cars, within walking distance of the large supermarket, schools, on a bus route and has easy access to the major routes out of town. EPC Rating D.

Available Now

Monthly Rent of £1,750

THE ACCOMMODATION COMPRISES:

Front of the House

Gates leading to the house with parking for 3 to 4 cars. Garage. Large front garden

Vestibule

uPVC sliding doors. Tiled flooring. Light. Door leading to:

Hallway

Wooden front door. Radiator. Light switches. Storage cupboard housing Ideal Logic Combi Boiler. Two ceiling lights. Smoke detector. Loft hatch. Wood effect flooring

Living Room 19' 0" x 17' 11" (5.78m x 5.46m)

Dual aspect room with double glazed windows to front and rear elevations. Three radiators. Patio doors leading to garden. Ceiling light. Two wall lights. Original tiled fireplace with gas fire. Serving hatch to kitchen. Ample power points. TV aerial point. Wood effect flooring.



Kitchen 12' 3" x 11' 9" (3.73m x 3.57m)

Double glazed window to rear elevation. Ceiling spotlights. uPVC door leading out to the garden. 1.5 bowl stainless steel sink with drainer and chrome mixer taps. Electric cooker with chrome extractor fan over. Washing machine. Fridge freezer and further Fridge. Good range of wall and base units with wood effect worktops over. Ample power points. Radiator. Light switches



Bedroom Two 11' 9" x 10' 11" (3.58m x 3.33m)

Double glazed window to front elevation. Ceiling light. Radiator. Light switches. Power points. Wood effect flooring.

Bedroom One 10' 11" x 11' 10" (3.33m x 3.60m)

Dual aspect room double glazed windows to front and side elevations. Ceiling light. Radiator. Power points. Light switches



Cloak Room 6' 0" x 2' 11" (1.82m x 0.90m)

Double glazed window to side elevation. Low level WC. Ceiling light. Light switch

Bathroom 5' 5" x 5' 10" (1.64m x 1.77m)

Double glazed window to side elevation. Enclosed ceiling light. Heated towel rail. Pedestal wash hand basin and Bath both in white with thermostatically controlled shower over and shower screen. Extractor fan

Bedroom Three 9' 11" x 6' 11" (3.02m x 2.12m)

Double glazed window to rear elevation. Ceiling light. Radiator. Power points. TV aerial point.

Rear Garden

Large well established garden with patio area. Utility room with power. Steps down to the lawn area with flower borders and pond. Two green houses



Additional Information

Deposit £1750

Holding Fee of £100 which will go towards the deposit on a satisfactory reference and the contract signed within 15 days

Council Tax Band E

Suitable for either a professional couple or 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)

139, Cowick Lane EXETER EX2 9HF	Energy rating D	Valid until:	7 May 2028
		Certificate number:	0659-2874-7753-9808-6365

Property type	Detached bungalow
Total floor area	92 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 D. It has the potential to be B.

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