

## **75, Butts Road, Heavitree Exeter, EX2 5BL**



Ground floor flat with gardens newly decorated in the popular location of Heavitree. The property is within walking distance of the local shops, large supermarket and the RD&E Hospital. The flat is on a bus route to and from the city centre. EPC Rating D.

Available Now

Monthly Rent of £795

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Wooden front door. Smoke alarm. Radiator. Two wall lights. Light switch. Cupboard housing consumer unit, electric meter and coat hooks.

### Living Room 14' 5" x 11' 6" (4.40m x 3.51m)

Double glazed windows to front elevation. Curtain pole over. Radiator. Smoke alarm. Gas fire with surround and mantle. Wall lights. Ample power sockets. TV aerial point. Telephone point. Light switch



### Bedroom One 13' 11" x 8' 8" (4.25m x 2.65m)

Two double glazed windows to front elevation. Curtain pole over. Radiator. Ceiling light. Power sockets. Cupboard with shelving. Light switch



### Kitchen/Diner 13' 6" x 9' 11" (4.12m x 3.03m)

Two double glazed windows to rear elevation. Blinds over. Stainless steel sink and drainer with chrome mixer taps. Built in electric oven with electric hob over and extractor fan. Good range of wall and base units with formica roll edged work tops and splash backs. Washing machine. Fridge. Vinyl floor covering. Ceiling strip light. Radiator. Storage cupboard with shelving



### Bedroom Two 9' 10" x 9' 4" (3.00m x 2.85m)

Two double glazed windows to rear elevation. Curtain tracks over. Ceiling light. Radiator. Power points. Light switch

### Bathroom 9' 5" x 3' 6" (2.87m x 1.07m)

Double glazed window to rear elevation. Enclosed ceiling light. Extractor fan. Room is fully tiled. Low level WC, Pedestal wash hand basin, Bath and Corner shower cubicle all in white with chrome furniture. Radiator. Light pull cord. Vinyl floor covering

### Outside

To the front and rear of the property lawned gardens. Shed to the rear garden



## **Additional Information**

Deposit £795

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

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)

|                                    |                           |                     |                          |
|------------------------------------|---------------------------|---------------------|--------------------------|
| 75 BUTTS ROAD<br>EXETER<br>EX2 5BL | Energy rating<br><b>D</b> | Valid until:        | 5 August 2031            |
|                                    |                           | Certificate number: | 5439-1628-4000-0866-8202 |

**Property type**  
Ground-floor flat

**Total floor area**  
66 square metres

**Rules on letting this property**

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 D. It has the potential to be C.

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