

5 Melbourne Court, Melbourne Street, ST LEONARDS Exeter, EX2 4BX



A two bedroom unfurnished first floor, purpose built apartment newly decorated and new carpets throughout. Located in the popular and sought after area of St. Leonards, being within walking distance of the City Centre and the popular Quayside, where you will find an array of cafes, bars and restaurants. The apartment benefits from an allocated parking space. EPC Rating C.

Available Mid December 2025

Monthly Rent of £850

THE ACCOMMODATION COMPRISES:

Communal Entrance

Communal front door leading to stairs up to FIRST FLOOR. Wooden door leading to Flat 5.

Entrance hall

Central ceiling light. Night storage heater. Entry phone. Light switches. Two storage cupboards, one housing hot water cylinder with shelving and one for storage with coat hooks, light and consumer unit. Telephone point. Door to:

Lounge/Diner 13' 7" x 15' 10 (4.13m x 4.83m)

Two ceiling lights. Two large windows with double glazed units to front elevation. Blind over one and curtain track and curtain over the other. Two light switches. Night storage heaters. Power points. TV point. Carpet. Door through to:



Kitchen 7' 7" x 8' 5 (2.31m x 2.56m)

Wooden window to front elevation. Central ceiling strip light. Good range of wall and base units with built in electric cooker and hob with extractor fan above. Stainless steel sink and drainer with chrome mixer taps. Washing machine. Fridge. Power points. Tiled flooring.



Bedroom Two 9' 3" x 6' 1 (2.81m x 1.86m)

Wooden window to side elevation. Blind over. Electric panel heater. Central ceiling light. Power points. Light switch. Carpet.

Bedroom One 11' 5" x 9' 0 (3.47m x 2.75m)

Wooden window to side elevation. Ceiling light. Electric panel heater. Light switch. Power points. Built in double wardrobe with hanging rail and shelving. Single wardrobe with hanging rail and shelving. Carpet.



Bathroom 6' 7" x 5' 9 (2.0m x 1.75m)

Extractor fan. Enclosed light fitting. Low level WC. Pedestal wash hand basin. Bath with shower and shower screen. Light pull cord. Shower pull cord. Vinyl flooring. Electric heater.

Outside

To the front of the property is an allocated parking space for one car.

Additional Information

Deposit £850

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

Council Tax Band B

No pets or children

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.

Energy Performance Certificate



Flat 5 Melbourne Court, Melbourne Street, EXETER, EX2 4BX

Dwelling type: Mid-floor flat
Date of assessment: 26 June 2019
Date of certificate: 27 June 2019

Reference number: 8408-8264-1929-0926-9613
Type of assessment: RdSAP, existing dwelling
Total floor area: 46 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,104
Over 3 years you could save	£ 102

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 153 over 3 years	
Heating	£ 492 over 3 years	£ 390 over 3 years	
Hot Water	£ 459 over 3 years	£ 459 over 3 years	
Totals	£ 1,104	£ 1,002	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G

Not energy efficient - higher running costs

Current	Potential
80	82

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 High heat retention storage heaters	£1,200 - £1,800	£ 102

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.