

## **16, Royal Way, Starcross Exeter, EX6 8EQ**



Two bed, unfurnished end of terrace house situated within the heart of Starcross with views out over the Estuary. The property benefits from having 2 allocated parking spaces, newly decorated with new carpets throughout, within walking distance of the train station and a short drive to various beaches and Exeter City Centre. EPC Rating D.

Available Now

Monthly Rent of £1,100

## THE ACCOMMODATION COMPRISES:

### Front garden

Garden laid to chippings with slab path

### Entrance Lobby

Upvc front door partly glazed. Coir matting. Enclosed ceiling light. Light switch. Coat hooks. Storage cupboard housing consumer unit and electric meter. Wooden door leading to:

### Living Room 12' 4" x 16' 2" (3.77m x 4.94m)

Double glazed window to front elevation. Curtain pole and curtains over. Ample power points. Ceiling light with shade. TV point. Two electric wall heaters. Light switch. Beige carpet.



### Kitchen 8' 11" x 12' 4" (2.71m x 3.76m)

Door leading from living room. Two double glazed windows to rear elevation with roller blinds. Vinyl floor covering. Double glazed door partly glazed with blind over. Electric heater. 1.5 bowl stainless steel sink and drainer with chrome mixer taps. Good range of wall and base units with wood effect work tops over. Electric hob, with chrome extractor over and electric oven below. Built in dish washer and fridge/freezer. Washing machine. Small breakfast bar. Ample power points.



### First Floor Landing

Stairs leading from Living Room. Ceiling light. Loft hatch. Light switches

### Bedroom One 8' 11" x 12' 5" (2.73m x 3.78m)

Double glazed window to rear elevation. Curtain pole and curtains over. Ceiling light. Cupboard housing water tank and shelving. Electric radiator. Power points. Light switch



### Bathroom 9' 4" x 4' 11" (2.85m x 1.51m)

Chrome light fitting. Vinyl floor covering. Low level WC, Vanity wash hand basin and Bath all in white with chrome furniture. Triton electric shower over the bath with glass shower screen. Medicine cabinet above basin with mirror doors. Dimplex heater. Chrome heated towel rail. Shower and light pull cord

### Bedroom Two 12' 4" x 7' 6" (3.76m x 2.28m)

Two double glazed windows to front elevation with Estuary views. Electric heater. Ceiling light. Beige carpet. Ample power sockets. Light switch

**Rear Garden**

Small garden partly laid to slabs, raised flower borders, astro turf, shed and gate leading to the two allocated parking spaces behind.

**Additional Information**

Deposit £1,100

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

Suitable for either a small family or a professional couple

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.



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# Energy performance certificate (EPC)

16 Royal Way Starcross EXETER EX6 8EQ	Energy rating <b>D</b>	Valid until:	5 February 2035
		Certificate number:	7600-8445-0022-5402-3253

Property type	Mid-terrace house
Total floor area	59 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.](#)