

17, Homefield Road, Heavitree Exeter, EX1 2QS



A beautiful three bed semi detached house with driveway with parking for 4 cars and garage set in the popular location of Heavitree. The property is within walking distance of the RD&E Hospital, the local shops and the unique shops in Magdalen Road. EPC Rating C.

Available Now

Monthly Rent of £1,350

THE ACCOMMODATION COMPRISES:

Hallway

Steps leading to uPVC front door. uPVC window to side elevation. Curtain track and curtain over. Ceiling light. Smoke alarm. Radiator. Understairs cupboard. Light switches. Central heating thermostat

Living Room 12' 0" x 14' 7" (3.66m x 4.44m)

Double glazed bay window to front elevation. Ceiling light. Radiator. Carpet. Wooden fire surround with marble fire place. Archway with bi-fold doors leading through to



Dining Room 10' 9" x 10' 1" (3.28m x 3.08m)

Double glazed window to rear elevation. Curtain track and curtains. New laminate wood effect flooring. Radiator. Power points.

Kitchen 14' 2" x 8' 6" (4.32m x 2.59m)

Double glazed window to rear and side elevations with blinds. uPVC back door. Newly tiled floor. Ceiling spotlights. Heat detector. Good range of wall and base units with roll edged worktops. Built in electric hob, with built in double electric oven below with chrome extractor over. Built in dishwasher. Space for fridge/freezer and washing machine. Pantry area with shelving. Boiler controls. Ample power points. Radiator.



First Floor Half Landing

Stairs leading from hallway. uPVC window to the side elevation. Curtain track and curtain over.

First Floor Landing

Heat detector. Ceiling light. Loft hatch.

Bathroom 7' 7" x 6' 10" (2.30m x 2.08m)

uPVC window to side elevation. Blind over. New vinyl floor covering. Low level WC, Vanity wash hand basin and Bath all in white with chrome furniture. Over the bath there is a thermostatically controlled shower, with bi-fold shower screen. Fully tiled around the bath area. Ceiling light. Extractor fan. Radiator. Door off bathroom housing combi boiler and some storage



Bedroom Three 9' 0" x 7' 0" (2.74m x 2.14m)

Double glazed window to front elevation. Ceiling light. Radiator. Carpet. Light switch. Ample power points

Bedroom One 9' 2" x 9' 7" (2.80m x 2.92m)

Double glazed window to front elevation. Curtain track and curtains over. Radiator. Light pull cord. Telephone point Ample power points. Built in wardrobe and dressing table with hanging rail and shelving



Bedroom Two 11' 7" x 10' 1" (3.53m x 3.08m)

Double glazed window to rear elevation. Curtain track and curtains over. Telephone point. Ample power points. Built in cupboards with shelving. Radiator.

Rear Garden

Two level garden ground level patio area leading to steps to the lawned area enclosed by hedges, flower borders and has a washing line

Additional Information

Deposit £1,350

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

Council Tax Band D

Suitable for either a single/professional couple or a small family

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



17, Homefield Road, EXETER, EX1 2QS

Dwelling type: Semi-detached house
Date of assessment: 03 April 2012
Date of certificate: 03 April 2012

Reference number: 8401-1179-2729-4806-5423
Type of assessment: RdSAP, existing dwelling
Total floor area: 91 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

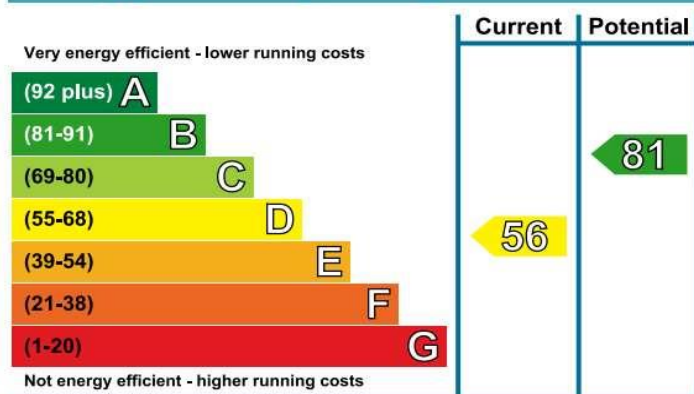
Estimated energy costs of dwelling for 3 years:	£ 2,670
Over 3 years you could save	£ 930

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 144 over 3 years	
Heating	£ 1,785 over 3 years	£ 1,383 over 3 years	
Hot Water	£ 612 over 3 years	£ 213 over 3 years	
Totals	£ 2,670	£ 1,740	

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



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 Floor Insulation	£800 - £1,200	£ 126
2 Increase hot water cylinder insulation	£15 - £30	£ 51
3 Low energy lighting for all fixed outlets	£45	£ 105

See page 3 for a full list of recommendations for this property.

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.