

## 24, Causey Gardens, Pinhoe Exeter, EX1 3SR



A well presented unfurnished 3 bed end of terrace house with garage and parking in the popular area of Pinhoe. The property benefits from being newly decorated throughout, within walking distance of the local shops, close to a bus route and a short drive to the major supermarkets, city centre and the major routes out of the city. EPC Rating D.

Available Now

Monthly Rent of £1,250

## THE ACCOMMODATION COMPRISES:

### Entrance Lobby

uPVC front door partly glazed. Cupboard housing meters. Beige carpet. Ceiling light. Wooden partly glazed door leading to:

### Lounge/Diner 23' 3" x 17' 0" (7.08m x 5.18m)

Two ceiling lights. Double glazed windows to front and rear elevations, curtain poles and curtains over. Gas fire. Two wall lights. Beige carpet. Two radiators. Central heating thermostat. Ample power points and TV point. Door leading through to



### Dining Area 8' 2" x 7' 10" (2.5m x 2.40m)

Vinyl floor covering. Chrome ceiling spotlights. Cupboard housing the water tank, central heating controls and shelving. Separate area for fridge freezer. Light switch. Ample power points.

### Kitchen Area 10' 4" x 9' 7" (3.16m x 2.91m)

Double glazed windows to rear and side elevations and blinds over. Ceiling light. Stainless steel sink and drainer with chrome mixer taps. Built in gas hob with electric under and chrome extractor over. Good range of wall and base units with roll edge worktops, upstands and tiled splashbacks. Worcester central heating boiler. Light switch. uPVC door leading out to the garden. Ample power points.



### First Floor Landing

Stairs leading from the lounge. Beige carpet. Loft hatch. Ceiling light. Smoke detector. Light switches.

### Bathroom 7' 5" x 5' 5" (2.26m x 1.65m)

Double glazed window to rear elevation. Enclosed ceiling light. Wood effect vinyl floor covering. Radiator. Shower pull cord. Low level WC, Pedestal wash hand basin, Bath all in white with chrome furniture. Triton electric shower over the bath, shower curtain and pole.

### Bedroom Two 9' 5" x 10' 7" (2.88m x 3.23m)

Double glazed window to rear elevation curtain track and curtains over. Radiator. Grey carpet. Ceiling light. Power points. Light switch.

### Bedroom One 11' 11" x 10' 0" (3.62m x 3.06m)

Double glazed window to front elevation curtain track and curtains over. Radiator. Brown carpet. Ceiling light. Ample power points. Light switch



### Bedroom Three 6' 8" x 7' 3" (2.02m x 2.20m)

Double glazed window to front elevation curtain track and curtains over. Radiator. Built in cupboard. Brown carpet. Ceiling light. Power points. Light switch

## Outside

Pleasant garden to the rear mainly laid to lawn with flower borders, patio area and rotary washing line. To the side of the house there is a garage with up and over door with parking for 2 cars.



## Additional Information

Deposit £1,250

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

Council Tax Band C

Suitable for a family or a single/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.

# Energy performance certificate (EPC)

24, Causey Gardens EXETER EX1 3SR	Energy rating	Valid until:	1 November 2025
	<b>D</b>	Certificate number:	8799-6224-7029-5807-9953

Property type	End-terrace house
Total floor area	81 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.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85 B
69-80	<b>C</b>		
55-68	<b>D</b>	68 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy rating.

Properties get a rating from **A (best)** to **G (worst)** and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance