

## 32, Willow Walk, Exeter, EX4 6RP



Two bed semi detached house with a garage in the popular area of St James, with some new decoration internally. The property is within walking distance of Exeter University, city centre, local train station, short drive to the supermarket.  
EPC Rating D.

Available Now

Monthly Rent of £1,100

## THE ACCOMMODATION COMPRISES:

### Entrance Lobby

uPVC front door partly glazed. Consumer unit. Light. Carpet. Wooden door leading to:

### Living Room 11' 9" x 17' 1" (3.59m x 5.20m)

Double glazed window to front elevation, curtain pole over. Ceiling light. Radiator. Electric sockets. TV aerial point. Central heating programmer. Understairs cupboard. Door leading through to:



### Kitchen/Diner

Kitchen Area 2.31m x 3.58m Ceiling light. Electric cooker. 1.5 bowl stainless steel sink with drainer and chrome mixer taps. Good range of wall and base units with roll edged work tops over. Space for washing machine & fridge. Vinyl floor covering Dining Area 2.11m x 2.29m Dual aspect room with double glazed windows to side and rear elevation. Two double glazed doors one to rear garden and the other to the side. Radiator. Vinyl floor covering. Curtain poles over all windows and doors.



### First Floor Landing

Stairs leading from Living Room. Brown carpet. Ceiling light. Loft hatch

### Bedroom Two 11' 9" x 7' 7" (3.59m x 2.31m)

Double glazed window to rear elevation, curtain pole over. Radiator. Built in cupboard housing Worcester combi boiler. Ceiling light. Power points. Light switch. Brown carpet

### Bathroom 8' 7" x 4' 10" (2.62m x 1.48m)

Double glazed window to side elevation. Vinyl floor covering. Low level WC, Vanity wash hand basin and Bath all in white with chrome furniture. Thermostatically controlled shower over the bath with folding shower screen. Chrome heated towel rail. Enclosed light fitting. Extractor fan. Room is fully tiled with a border.

### Bedroom One 11' 10" x 8' 3" (3.60m x 2.52m)

Double glazed window to front elevation, curtain pole over. Radiator. Ceiling light. Power points. Light switch. Brown carpet



### Outside

To the rear there is an enclosed courtyard garden laid to astro turf. Side access. Garage



**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.

# Energy performance certificate (EPC)

32, Willow Walk EXETER EX4 6RP	Energy rating	Valid until:	10 July 2026
	<b>D</b>	Certificate number:	0788-4082-7233-4456-9990

Property type	Semi-detached house
Total floor area	49 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+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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