

Flat 6a Royston Court, Hospital Lane, WHIPTON Exeter, EX1 3QQ



A one bedroomed purpose built first floor flat with new carpets located in the popular residential area of Whipton with local amenities within easy reach. The City Centre is approximately 2½ miles away and can be reached by a regular bus service. EPC Rating C.

Available Mid December 2025

Monthly Rent of £745

THE ACCOMMODATION COMPRISES:

Entrance

Communal entrance hallway with stairs leading to first floor landing. Door to Flat 6a into:

Entrance hallway

Coat hanging space. Radiator. Loft hatch. Door to:

Lounge 12' 8" x 10' 4" (3.86m x 3.15m)

Large double glazed window to front elevation. Radiator. TV point. Telephone point. Carpet. Door to deep storage cupboard.



Kitchen 10' 10" x 7' 10" (3.30m x 2.39m)

Window to rear elevation. Range of wall and base units with black roll edged work tops. Tiled splash back. Stainless steel sink and drainer. Gas cooker. Washing machine. Fridge/freezer. Door to store cupboard. Radiator. Vinyl flooring. Power points.



Bedroom 13' 4" x 10' 6" (4.06m x 3.20m)

Window to front elevation. Radiator. Power points. Light switch.



Bathroom 7' 5" x 4' 6" (2.26m x 1.37m)

Obscure glazed window to rear elevation. Newly fitted three piece white suite comprising low level WC, wash hand basin and bath. Vinyl flooring. Radiator.



Store Room 7' 5" x 4' 7" (2.26m x 1.40m)

Large store room housing wall mounted combi gas boiler, fuse board and gas meter.

Outside

To the outside of the property are communal gardens, a communal drying area and residents' parking.

Additional Information:

Deposit £745

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

Council Tax Band A

Suitable for either a single or a professional couple

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

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.

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

Energy performance certificate (EPC)

Flat 6a Royston Court Hospital Lane EXETER EX1 3QQ	Energy rating C	Valid until: 8 August 2034
		Certificate number: 0434-3828-4400-0141-0206

Property type	Top-floor flat
Total floor area	52 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 C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	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