

**Flat 4,Roseland Court,23, Roseland Crescent,
Heavitree, Exeter, EX1 2TJ**



A two bedroom purpose built ground floor flat in a sought after location by Heavitree Park and within walking distance of local shops, hospital and amenities. The property benefits from a garage, off road parking and communal gardens which are maintained by the landlady. EPC Rating C

Available Mid December 2025

Monthly Rent of £860

THE ACCOMMODATION COMPRISES:

Entrance Hall

Wooden front door to Entrance Hall. Ceiling light. Radiator. Coat hooks. Smoke alarm. Shower isolator switch. Light switches. Brown carpet. Door to

Bedroom 1 10' 2" x 10' 4" (3.09m x 3.16m)

Large double glazed window to front elevation. Net curtains and curtains. Central ceiling light. Radiator. Power points. Light switch. Brown carpet



Bedroom Two 10' 5" x 8' 11" (3.17m x 2.71m)

Large double glazed window to rear elevation. Net curtains and curtains. Radiator. Central ceiling light. Power points. Light switch. Brown carpet.



Living Room 16' 12" x 11' 3" (5.17m x 3.42m)

Large double glazed window to front elevation. Net curtains and curtains. Radiator. Wall lights. Power points. TV point. Understairs storage cupboard. Central heating controls. Light switch. Brown carpet.



Kitchen 6' 6" x 12' 5" (1.98m x 3.78m)

Double glazed window to rear elevation. Central ceiling light. Heat detector. Light switch. Radiator. Vinyl flooring. Central heating boiler. Good range of wall and base units. Formica roll edge worktops. Stainless steel sink and drainer with chrome mixer taps. Built in electric oven and hob. Extractor fan above. Power points. Space and plumbing for washing machine.



Outside

To the rear are communal gardens with washing lines. Garage and off road parking for one car. To the front is on street parking.



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

Additional Information

Deposit £860

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 single or professional couple

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.

Energy Performance Certificate



Flat 4 Roseland Court, 23, Roseland Crescent, EXETER, EX1 2TJ

Dwelling type: End-terrace house

Date of assessment: 03 July 2019

Date of certificate: 03 July 2019

Reference number: 0263-2847-6335-9401-0575

Type of assessment: RdSAP, existing dwelling

Total floor area: 56 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:	£ 1,497
Over 3 years you could save	£ 336

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 135 over 3 years	
Heating	£ 1,038 over 3 years	£ 849 over 3 years	
Hot Water	£ 267 over 3 years	£ 177 over 3 years	
Totals	£ 1,497	£ 1,161	

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

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
70	90

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 (suspended floor)	£800 - £1,200	£ 129
2 Low energy lighting for all fixed outlets	£15	£ 51
3 Solar water heating	£4,000 - £6,000	£ 90

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.