

## 15, Egham Avenue, Exeter, EX2 4RQ



An unfurnished spacious well presented three bed detached house with ample parking and garage in the desirable location of St Leonards. The property benefits from having three receptions, downstairs shower room, large garden, within walking distance of the Historic Quay and the City Centre.  
EPC Rating D.

Available Mid December 2025

Monthly Rent of £1,900

## THE ACCOMMODATION COMPRISES:

### Front

Parking for 3 to 4 cars. Garage to the side of the house down a shared drive

### Entrance Hall

uPVC partly glazed front door. Parquet flooring. Ceiling light. Understairs cupboard housing meters. Radiator. Central heating thermostat. Smoke alarm.

### Living Room 17' 0" x 13' 0" (5.19m x 3.95m)

Double glazed bay window to front elevation. Curtain rail and curtains over. Two radiators. Wall and ceiling lights. Beige carpet. Built in gas fire with tiled surround. Ample power points. TV point.



### Dining Room 13' 10" x 13' 0" (4.22m x 3.95m)

Double glazed patio doors leading out to garden. Curtain pole, curtains and blinds over. Cream carpet. Ceiling and wall lights. Radiator. Alcove. Ample power points. Light switch. Telephone and TV points.

### Second Living Room 12' 0" x 10' 5" (3.66m x 3.18m)

Patio doors to rear garden. Curtain pole, curtains and blind over. Ceiling light. Alcove with shelving. Radiator. Power points. Light switch.

### Kitchen/Breakfast Room 17' 11" x 11' 11" (5.45m x 3.62m)

Double glazed window to front elevation. Blind over. Tiled flooring. Vaulted ceiling with skylight. Gas range cooker, with extractor over. 1.5 bowl sink with chrome mixer taps. American fridge/freezer. Radiator. Large range of wall and base units roll edged worktops over. Built in dishwasher. Worcester Bosch boiler. Ample power points. Ceiling spotlights. Heat detector. Door leading out to:



### Utility Area 8' 4" x 4' 0" (2.53m x 1.22m)

Further skylight. Ceiling spotlights. Cupboards with worktops over. Washing machine. Radiator. Tiled flooring. Coat hooks. Light switches. uPVC partly glazed door. Door leading to:

### Shower Room 3' 3" x 5' 1" (0.99m x 1.55m)

Double glazed window to rear elevation. Blind over. Wash hand basin, Low level WC and Shower cubicle all in white with chrome furniture. Chrome heated towel rail. Shaver socket

### First Floor Landing

Stairs from hallway. Beige carpet. Double glazed window to front elevation. Curtain pole and curtains over. Power points. Smoke detector. Wall lights. Large airing cupboard with water tank and shelving. Ceiling light. Loft hatch with no access

### Toilet 2' 11" x 5' 1" (0.9m x 1.54m)

Double glazed window to side elevation. Low level WC, Pedestal wash hand basin. Ceiling spotlights. Light pull cord. Wood effect vinyl floor covering.

### Family Bathroom 5' 5" x 8' 7" (1.65m x 2.61m)

Double glazed window to side elevation. Chrome spotlight track. Wood effect vinyl floor covering. Radiator. Pedestal wash hand basin and Bath in white with chrome furniture. Electric Mira shower over the bath with a glass folding shower screen. Cupboard with housing. Light and shower pull cords

### Bedroom One 17' 4" x 11' 8" (5.28m x 3.55m)

Double glazed bay window to front elevation with built in seating and storage below. Curtain track and curtains over. Fitted Sharpe wardrobes along one wall. Two ceiling lights. Radiator. Light switch



### **Bedroom Two 13' 11" x 10' 11" (4.25m x 3.34m)**

Large double glazed window to rear elevation. Curtain pole and curtains over. Built in wardrobes along one wall. Ceiling light. Beige carpet. Ample power points. Radiator

### **Bedroom Three 12' 0" x 10' 4" (3.65m x 3.16m)**

Double glazed window to rear elevation. Curtain pole and curtains over. Radiator. Built in wardrobe with hanging rail and shelving. Ceiling light. Beige carpet. Ceiling light. Power points. Light switch.

### **Rear Garden**

Well matured garden, mostly laid to lawn, summer house with furniture. Green house.



### **Additional Information**

Deposit £1,900 Holding Fee of £100 which will go towards the deposit on a satisfactory reference and the contract signed within 15 days Council Tax Band E Suitable for a 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)

|                                      |                           |                                                                                   |
|--------------------------------------|---------------------------|-----------------------------------------------------------------------------------|
| 15 Egham Avenue<br>EXETER<br>EX2 4RQ | Energy rating<br><b>D</b> | Valid until: 22 February 2034<br><br>Certificate number: 2429-3035-9202-9844-2200 |
|--------------------------------------|---------------------------|-----------------------------------------------------------------------------------|

|                  |                   |
|------------------|-------------------|
| Property type    | Detached house    |
| Total floor area | 150 square metres |

## Rules on letting this property

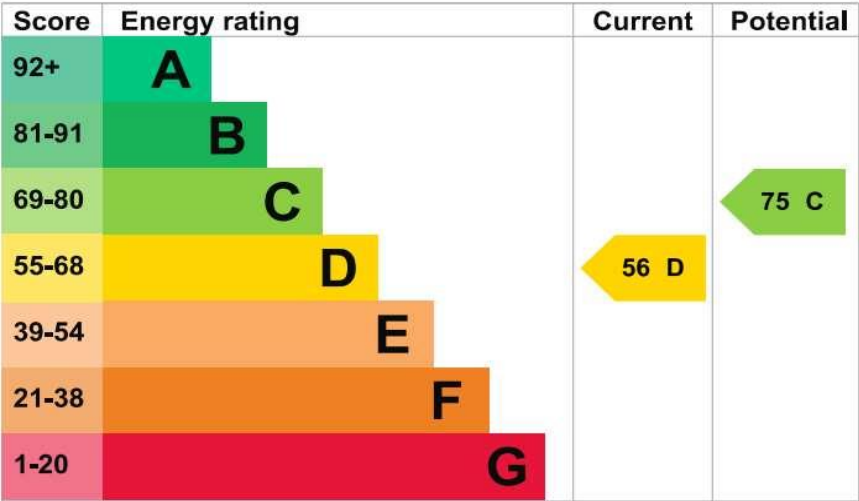
Properties can be let if they have an energy rating from A to E.

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 C.

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



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