

## **2 Belmont Mews, Clifton Road, Newtown Exeter, EX1 2EY**



A well presented unfurnished one bed ground floor flat with an office, located in the popular area of Newtown. The property benefits from having an allocated parking space, within walking distance of the City Centre, Royal Devon and Exeter Hospital and close to a bus route. EPC Rating C.

Available Mid February 2026

Monthly Rent of £795

## THE ACCOMMODATION COMPRISES:

### Communal Area

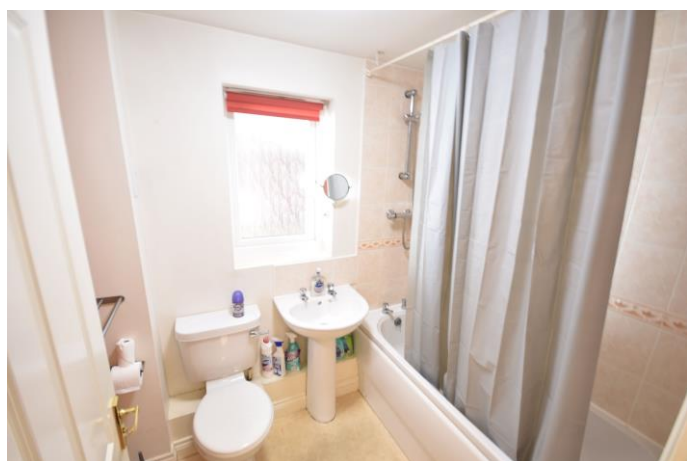
Communal front door. Leading to hallway and flat

### Hallway

Wooden front door. Laminate flooring. Two ceiling lights. Radiator. Two storage cupboards one with coat hooks and consumer unit, the other with shelving. Intercom. Central heating thermostat. Power points. Light switches.

### Bathroom 7' 0" x 5' 7" (2.13m x 1.71m)

uPVC window to side elevation. Blind over. Enclosed ceiling light. Extractor fan. Vinyl floor covering. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Thermostatically controlled shower over the bath.



### Bedroom 1 8' 9" x 14' 5" (2.66m x 4.39m)

Double glazed sash window to front elevation. Curtain pole and curtains over. Radiator. Ceiling light. Power points. Light switch. Beige carpet



### Bedroom Two/Office 9' 3" x 6' 6" (2.83m x 1.97m)

Double glazed window to front elevation. Curtain pole and curtains over. Radiator. Ceiling light. Power points. Beige carpet



### Open Plan Living/Kitchen 12' 10" x 20' 3" (3.91m x 6.18m)

Two double glazed windows to front elevation. Curtain poles and curtains over. Radiator. Two ceiling lights. Ample power points. TV and telephone point. Kitchen Area 1.5 bowl stainless steel sink with drainer and chrome mixer taps. Built in gas hob with electric oven below, extractor over. Good range of wall and base units with work top over. Central heating combi-boiler. Fridge. Washing machine.



**Outside**

Allocated parking space.

**Additional Information**

Deposit £795

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 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**

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)

2 Belmont Mews Clifton Road EXETER EX1 2EY	Energy rating	Valid until:	1 July 2034
	C	Certificate number:	0126-3039-0203-6284-5200

Property type	Ground-floor flat
Total floor area	58 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	79 C	79 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