

29 Lansdowne, Woodwater Lane, Broadfields Exeter, EX2 5AR



A well presented two bed unfurnished top floor flat in the popular area of Broadfields. The property benefits from having a garage in a block near by, ample parking, use of the communal gardens and is on a bus route to and from the City. EPC Rating D.

Available Mid January 2024

Monthly Rent of £1,000

THE ACCOMMODATION COMPRISES:

Communal Stairs

Communal external stairs to top floor

Entrance Hallway

uPVC front door partly glazed. Vaulted ceiling with spotlights. Wood flooring. Smoke detector. Large storage cupboard with consumer units, grey carpet, window to rear elevation, light switch. Further storage cupboard with tumble dryer and water tank.

Bathroom

Double glazed window to side elevation. Wood flooring. Vaulted ceiling. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture, electric Mira shower over with shower curtain and pole. Mirror over wash hand basin, mirror medicine cabinet. Heated towel rail. Extractor fan

Bedroom Two 11' 1" x 10' 4" (3.379m x 3.150m)

Double glazed window to rear elevation. Curtain track and curtains over. Vaulted ceiling with spotlights. Beige carpet. Two free standing wardrobes. Quantum night storage heater. Telephone point. Ample power points. Light switch

Bedroom One 14' 3" x 10' 10" (4.342m x 3.308m)

Double glazed window to rear elevation. Curtain track and curtains over. Vaulted ceiling. Spot lights. Ample power points. Quantum night storage heater. Beige carpet. Light switch



Living Room 15' 9" x 15' 5" (4.807m x 4.708m)

Double glazed window to front elevation. Beige carpet. Vaulted ceiling with spotlights and two fans. Quantum night storage heater. Ample power points. Light switches. Door leading through to:



Kitchen 9' 0" x 9' 10" (2.751m x 3.003m)

Double glazed window to front elevation. Vaulted ceiling with spotlights. Heat detector. Good range of wall and base units with wood effect work tops. Ample power points. Built in fridge/freezer, dishwasher, washing machine, oven with Neff induction hob over and microwave. 1.5 bowl sink with chrome mixer taps. Ample power points.



Outside

Garage located in a nearby block, parking is on a first come, first served basis. Use of the communal gardens

Additional Information

Deposit £1,000

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

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)

29 Lansdowne Woodwater Lane EXETER EX2 5AR	Energy rating D	Valid until: 19 December 2033 Certificate number: 2406-3933-3202-3537-3204
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Property type	Top-floor flat
Total floor area	71 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 D.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	66 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

Features in this property