50, Corn Mill Crescent,
Exeter, EX2 8TW



A one bed ground floor flat with a garden and 2 parking spaces in the popular area of Alphington. The property has good road links to the City Centre, M5 and A38 Devon Expressway and the Marsh Barton Trading Estate and benefits from being on a bus route. The supermarkets are a short walk away. EPC Rating D .

Available Mid June 2019

Monthly Rent of £650 + Application Fees*

THE ACCOMMODATION COMPRISES:

Outside
Path leading to flat. Storage cupboard housing the electric meter. Lawn mower. Shelving

Entrance Lobby
uPVC partly glazed front door. Ceiling light. Consumer unit. Coat hooks. Light switch. Wooden door partly glazed leading to:

Living Room 17' 4" x 11' 7" (5.29m x 3.54m)
Double glazed window to front elevation. Blind and curtain pole over. Two ceiling lights. Electric wall mounted heater. Double light switch and two single light switches.



Hallway
Ceiling light. Storage cupboard with shelving. Light switch

Bedroom 11' 9" x 9' 5" (3.59m x 2.86m)
Double glazed window to rear aspect with blind and curtain pole over. Beige carpet. Electric wall heater. Double wardrobe with hanging rail and shelving. Second cupboard housing the water meter. Ample power points. Light switch



Family Bathroom 6' 2" x 4' 11" (1.87m x 1.50m)
Low level WC, Wash hand basin and Bath all in white with chrome furniture. Electric shower over the bath with a folding shower screen, curtain pole and curtain. Extractor fan. Medicine cabinet with mirrors. Vinyl floor covering. Chrome heated towel rail. Ceiling light. Light pull cord



Kitchen 5' 7" x 12' 11" (1.71m x 3.94m)
Partly glazed uPVC door leading to the garden and window with blind over looking the garden. Vinyl floor covering. Good range of wall and base units with roll edged worktops and tiled splash backs. Stainless steel sink with drainer and chrome mixer taps. Under counter washing machine and tumble dryer. Fridge freezer. Built in electric oven with electric hob and chrome extractor over. Ceiling chrome spotlight track. Ample power points.



Rear Garden
Decking with a path, grass and some chippings. Rear gate leading to two parking spaces directly outside the gate.

Additonal Information

*Application fees apply, as follows:

Reference Fee £75 per person, **non-refundable**

Administration Fee £70 per person, payable before start of the Tenancy. Both the above are inclusive of VAT

Deposit £650

Council Tax Band B

No Pets or Children

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.

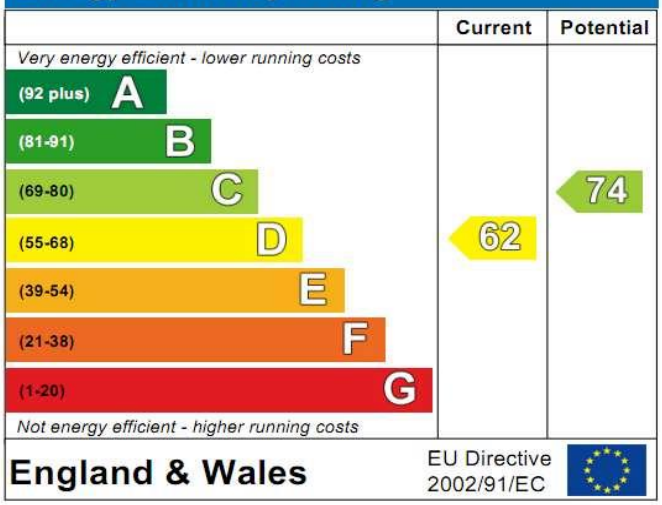
Energy Performance Certificate

50, Cornmill Crescent
EXETER
EX2 8TW

Dwelling type:	Ground-floor flat
Date of assessment:	06 November 2009
Date of certificate:	06 November 2009
Reference number:	9569-2896-6595-0601-9041
Type of assessment:	RdSAP, existing dwelling
Total floor area:	39 m²

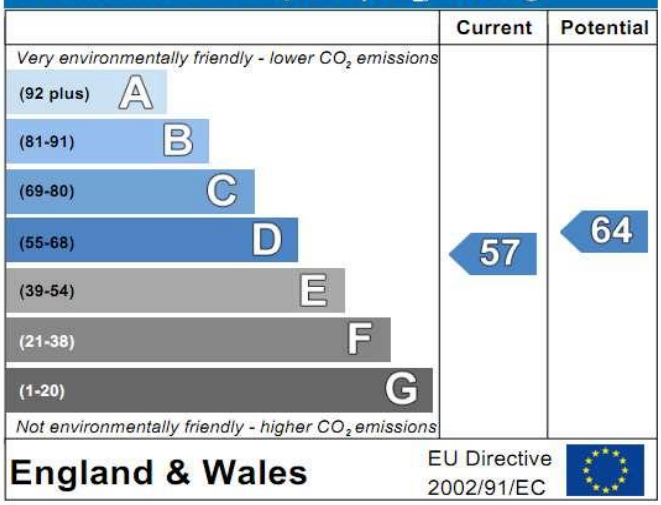
This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO_2) emissions and fuel costs of this home

	Current	Potential
Energy use	452 kWh/m² per year	386 kWh/m² per year
Carbon dioxide emissions	2.7 tonnes per year	2.3 tonnes per year
Lighting	£44 per year	£22 per year
Heating	£198 per year	£198 per year
Hot water	£208 per year	£100 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Certification mark