

Flat 4,16, Archibald Road, ST LEONARDS Exeter, EX1 1SA



A one bedroomed top floor flat converted in an Edwardian property in a central and very popular location. The property is just a short walk from the City Centre where you will find high street shops, bars and restaurants and Magdalen Road with a range of artisan shops. EPC Rating C.

Available Late January 2020

Monthly Rent of £565

THE ACCOMMODATION COMPRISES:

Entrance

Communal front door to stairs leading to Second Floor. Solid door to:

Entrance hall

Ceiling light. Smoke alarm. Entry phone. Light switch. Power point. Isolator switch for Bathroom extractor fan. Loft hatch. Small storage cupboard. Door to:

Living Area 13' 7" x 9' 3" (4.15m x 2.82m)

Double glazed window to front elevation. Curtain track and curtains. Telephone point. TV point. Power points. Radiator. Ceiling light. Central heating control. Carpet. Cupboard housing central heating boiler. Separate storage cupboard housing consumer unit. Through to:



Kitchen Area 5' 9" x 9' 7" (1.74m x 2.91m)

Three spotlights. Power points. Vinyl flooring. Built in electric oven and hob with extractor hood above. Space for washing machine. Space for fridge freezer. Good range of wall and base units. Stainless steel single sink and drainer with chrome mixer taps. Formica roll edged work surfaces with tiled splash back. Built in wine rack.



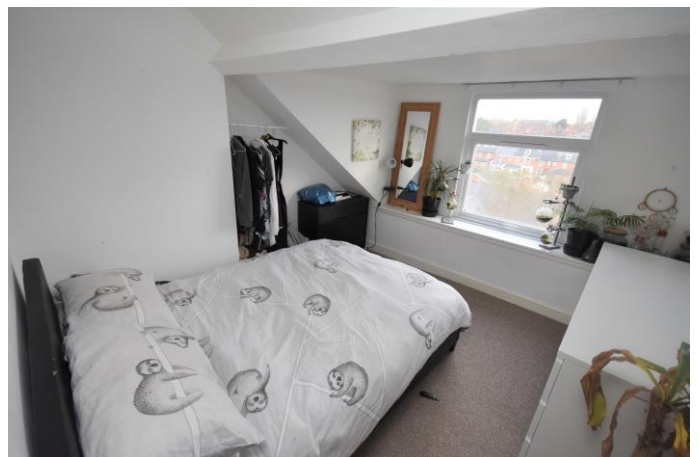
Shower Room 5' 7" x 4' 10" (1.71m x 1.47m)

Enclosed ceiling light. Extractor fan. Radiator. White three piece suite comprising low level WC, wash hand basin with mirror above and corner shower cubicle. Vinyl flooring.



Bedroom 9' 11" x 10' 3" (3.02m x 3.12m)

Double glazed window to rear elevation. Curtain track and curtains. Ceiling light. Radiator. Power points. Light switch. Carpet.



Outside

To the front of the property is residents' parking.

Additional Information

Deposit £565

Holding Fee of £100 which will go towards the deposit on a satisfactory reference and the contract signed within 15 days

Council Tax Band A

No pets or children

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 Fee

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



Flat 4, 16 Archibald Road, EXETER, EX1 1SA

Dwelling type: Top-floor flat
Date of assessment: 03 January 2020
Date of certificate: 03 January 2020

Reference number: 0458-2817-6792-2000-8111
Type of assessment: RdSAP, existing dwelling
Total floor area: 33 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:	£ 1,113
Over 3 years you could save	£ 45

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 99 over 3 years	£ 99 over 3 years	
Heating	£ 804 over 3 years	£ 759 over 3 years	
Hot Water	£ 210 over 3 years	£ 210 over 3 years	
Totals	£ 1,113	£ 1,068	

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
71	72

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 Heating controls (room thermostat)	£350 - £450	£ 45

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.