

## **2D, Pennsylvania Park, Exeter, EX4 6HB**



Superb unfurnished second floor apartment located in Exeter's most desirable area of Pennsylvania. Located approximately a mile from the city centre and just a short walk to Exeter University. The property comprises of two bedrooms, living room, kitchen with appliances, bathroom, communal garden and two stand alone cupboards. Gas central heating. EPC Rating C.

Available End of February 2026

Monthly Rent of £1,250

## THE ACCOMMODATION COMPRISES:

### Communal Entrance

Communal double entrance doors leading to communal staircase and wooden door to Apartment leading to:

### Hallway

Smoke alarm. Radiator. Power points. Lights. Intercom. Dimmer switch. Beige Carpet.

### Kitchen 12' 1" x 10' 3" (3.68m x 3.12m)

Wooden sash window to rear elevation with blind over. Chrome ceiling spot track. Good range of base units with laminated worktops. Freestanding belling gas cooker. Freestanding bosch fridge/freezer. Freestanding Siemens dishwasher. Stainless steel sink and drainer with chrome mixer tap. Tiled splash backs. Central heating programmer. Power points. Heat detector. Glow worm combi boiler in cupboard. radiator. Light switch. Vinyl flooring.



### Bathroom

Extractor fan. Lights. heated towel rail. low level W.C. Pedestal wash hand basin and bath all in white with chrome furniture. Over bath thermostat controlled shower in chrome with chrome shower screen. Tiled in white tiles. Mirror over wash hand basin with light and shaver point. Cupboard with shelving.



### Master bedroom 17' 5" x 10' 6" (5.31m x 3.2m)

Wooden sash window to rear elevation with curtain track and curtain over. Ceiling light. Built in wardrobe with hanging rail and shelving. radiator. Power points. Light switch. Beige carpet.



### Living Room 17' 8" x 13' 0" (5.38m x 3.96m)

Wooden sash window to front elevation with curtain track and curtains over. Two radiators. Ceiling light. Power points. Picture rails. Dimmer switch. Beige carpet.



**Dining Room 12' 9" x 12' 6" (3.89m x 3.81m)**

Wooden window to front elevation with curtain track and curtains. Ceiling light. Radiator. Original fireplace. Beige carpet. Power point. Light switch. Picture rails.

**Bedroom 2 14' 3" x 10' 1" (4.34m x 3.07m)**

Sash window to front elevation. Ceiling light. Two radiators. Power points. Light switches. Built in double wardrobe with hanging rail and shelving.

**Utility room**

With plumbing for washing machine. Wooden window

**Store Room / Study 8' 0" x 5' 11" (2.44m x 1.8m)**

Wooden sash window. Radiator.

**Outside**

The mature park opposite the property is enjoyed exclusively by local residents. It provides wide areas of lawn interspersed with a variety of shrubs and some magnificent trees. There are picnic tables and bench seats.

**Additional Information**

Deposit £1,250

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

Council Tax Band C

Suitable for either a single or professional couple

Fixed 6 month contract then on to a periodic tenancy

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 Misdescriptions 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)

2D PENNSYLVANIA PARK EXETER EX4 6HB	Energy rating <b>C</b>
Valid until 6 April 2031	Certificate number 0390-2963-0040-2309-8555

## Property type

Mid-floor flat

## Total floor area

105 square metres

## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

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