

12, Ladysmith Road, Exeter, EX1 2PU



A well presented unfurnished three bed terrace house with a court yard and some new carpets, in the popular location of Heavitree. The house is within walking distance of the local school, Heavitree shops, park, city centre and has easy access out of the city to the major routes. EPC Rating C.

Available Now

Monthly Rent of £1,400

THE ACCOMMODATION COMPRISSES:

Entrance Vestibule

Wooden front door. Ceiling light. Light switch. Wood flooring. Partly glazed door leading to:

Lounge/Diner 24' 3" x 14' 3" (7.397m x 4.332m)

Double glazed bay window to front elevation, curtains over. Wood flooring. Ample power points. TV point. Ceiling light. Radiator. Ornamental brick fire place, with brick hearth and fire. Dining Area End Double glazed window to rear elevation, curtains over. Ceiling light. Radiator. Understairs cupboard housing the electric meter and consumer unit. Sliding doors through to:



Kitchen 10' 7" x 8' 4" (3.224m x 2.539m)

Double glazed window to side elevation. Wood effect flooring. Astrorite sink with drainer and mixer taps. Good range of wall and base units with roll edged work tops over. Fridge/freezer. Electric cooker. Ample power points. Ceiling light. Archway through to:



Lobby Area

uPVC door to side. Light switch. Storage. Door through to:

Bathroom 7' 4" x 5' 5" (2.235m x 1.645m)

Double glazed window to rear elevation. Low level WC, pedestal wash hand basin and bath all in white with chrome furniture. Electric shower over the bath, with shower rail and curtain. Radiator. Fully tiled



Lean To 14' 1" x 5' 2" (4.302m x 1.579m)

Washing machine. Power points. Glow Worm Combi Boiler. uPVC door leading out to:

First Floor Half Landing

Stairs leading from lounge to half landing.

Bedroom Three To Rear 10' 7" x 8' 2" (3.233m x 2.495m)

Double glazed window to rear elevation, curtain pole and curtains over. Radiator. New carpet. Ceiling light. Light switch. Power sockets

First Floor Landing

Four steps from half landing. Storage cupboard with shelving. Loft hatch.

Bedroom Two 10' 11" x 8' 11" (3.324m x 2.718m)

Double glazed window to rear elevation, curtains over. Built in cupboard. Central ceiling light. Radiator. Power points. Light switch. New carpet

Bedroom One 13' 0" x 14' 2" (3.962m x 4.329m)

Double glazed bay window to the front elevation, curtain track and curtains over. Large free standing wooden wardrobe. Radiator. Power points. New carpet. Ceiling light. Light switch



Courtyard

Laid to paving with a shed and rear gate.



Additional Information

Deposit £1,400

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/professional couple or a small family

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



HM Government

12, Ladysmith Road, EXETER, EX1 2PU

Dwelling type: Mid-terrace house
Date of assessment: 29 August 2018
Date of certificate: 29 August 2018

Reference number: 0860-2801-7381-9028-5165
Type of assessment: RdSAP, existing dwelling
Total floor area: 78 m²

Use this document to:

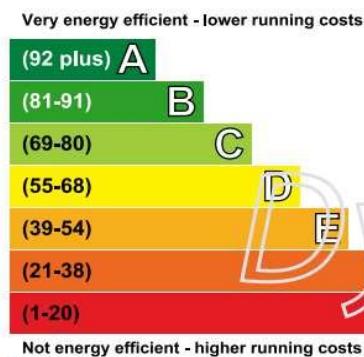
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,776
Over 3 years you could save	£ 327

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 168 over 3 years	
Heating	£ 1,314 over 3 years	£ 1,083 over 3 years	
Hot Water	£ 294 over 3 years	£ 198 over 3 years	
Totals	£ 1,776	£ 1,449	 You could save £ 327 over 3 years

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



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 Cavity wall insulation	£500 - £1,500	£ 156
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 72
3 Solar water heating	£4,000 - £6,000	£ 96

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.