

13, Acland House, Verney Street, Exeter, EX1 2FE



One bed purpose built second floor flat located in a very central position, ideal for those working in the City Centre and easy access to all that the City has to offer. The property is modern, light and spacious with a double bedroom, modern fitted kitchen and balcony off the living area. Please note there is no parking with this property. EPC Rating B.

Available Mid August 2018

Monthly Rent of £625 + Application Fees*

THE ACCOMMODATION COMPRISES:

Communal Area

Communal front door leading to hallway and long corridor to:

Hallway

uPVC front door. Smoke alarm. Consumer unit. Double light switch. Electric Dimplex wall mounted heater. Intercom. Beige carpets. Large storage cupboard housing water tank and shelving. Telephone point. Power points

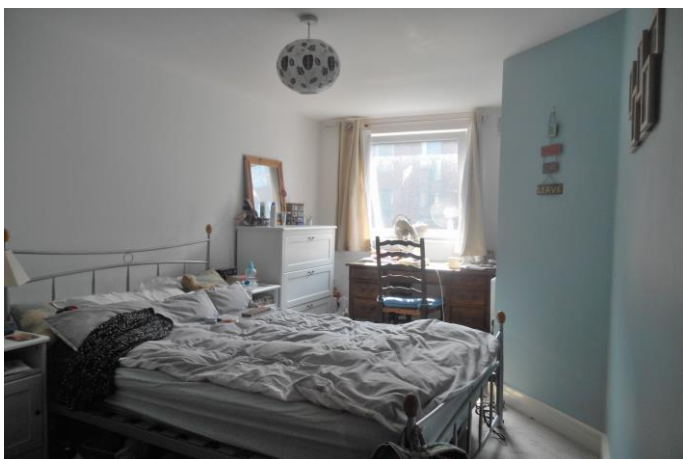
Family Bathroom 6' 9" x 6' 4" (2.06m x 1.92m)

Wood effect vinyl floor covering. Heated towel rail. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Mira Sport electric shower over the bath with a glass shower screen. Large mirror with shaver socket over the basin. Chrome ceiling spotlights.



Bedroom 15' 9" x 8' 5" (4.81m x 2.56m)

Double glazed window to front elevation. Curtain pole and curtains over. Ceiling light. Dimplex storage heater. Triple wardrobe. Chest of drawers. Telephone point. TV point. Ample power points. Beige carpet. Light switch



Living Room/Kitchen Open Plan 7' 5" x 6' 4" (2.26m x 1.92m)

Open plan Kitchen Area. Extractor fan. Chrome ceiling spotlights. vinyl floor covering. Chrome extractor. Built in electric hob with electric oven under and chrome splash back. Built in washer/drier. Fridge/freezer. 1.5 bowl stainless steel sink with drainer and chrome mixer taps and upstand. Good range of wall base units with black formica roll edged worktops over. Ample power points. Leading through to Living Room 4.08m x 3.3m. Double glazed door to Juliette balcony to front aspect. Curtain pole and curtains over. Two ceiling spotlights. Dimplex electric heater. TV point. Ample power points. Two wall lights. Beige carpet.



Additional 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 £625

Council Tax Band A

Sorry no DSS, 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.

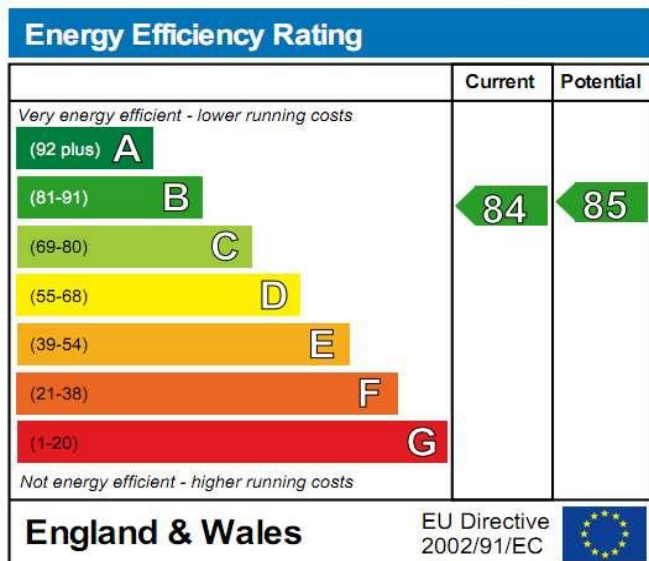
Energy Performance Certificate



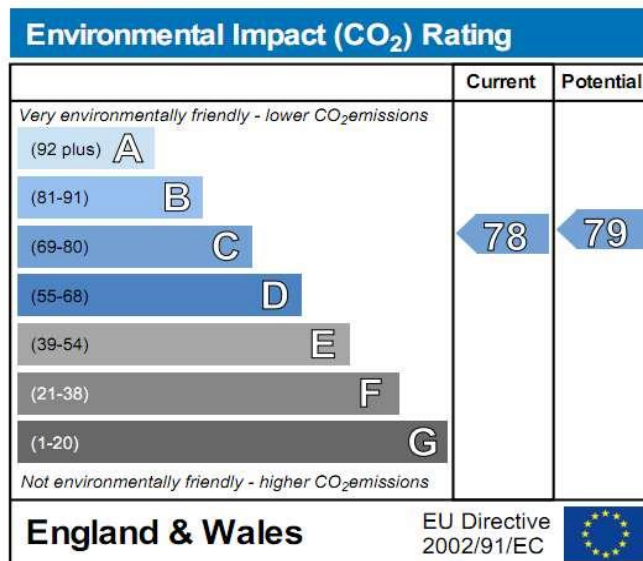
13 Acland House
Verney Street
EXETER
EX1 2FE

Dwelling type: Mid-floor flat
Date of assessment: 08 June 2011
Date of certificate: 08 June 2011
Reference number: 8819-6236-8400-9778-2906
Type of assessment: SAP, new dwelling
Total floor area: 44.72 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



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.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	184 kWh/m ² per year	179 kWh/m ² per year
Carbon dioxide emissions	1.5 tonnes per year	1.4 tonnes per year
Lighting	£48 per year	£30 per year
Heating	£94 per year	£97 per year
Hot water	£85 per year	£85 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.



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

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk