

38, Garland Close, Exeter, EX4 2NT



A modern terraced three bedroom town house with a garage over three floors with some new carpets and new decoration throughout situated in the popular location of Exwick. The property is within walking distance of the River Exe, local school and on regular bus route to and from the City Centre. EPC Rating D

Available Early/Mid August 2022

Monthly Rent of £975

THE ACCOMMODATION COMPRISES:

Hallway

Double glazed front door. Telephone point. Night storage heater. Power points. Door to garage. Understairs cupboard with light and coat hooks. Ceiling lights. Smoke detector. Stairs leading to:

First Floor Landing

Ceiling light. Smoke detector. Light switch. Door to:

Living Room 15' 5" x 15' 7" (4.70m x 4.76m)

Two double glazed windows to front elevation. Telephone points. Night storage heater. Power points. TV point. Cable TV point. Ceiling spotlights on a chrome track with 3 bulbs. Dimmer switch. Door to:



Kitchen 8' 7" x 8' 10" (2.62m x 2.69m)

Heat detector. Ceiling striplight. Extractor fan. Vinyl flooring. Electric panel heater. Good range of wall and base units with formica roll edged worktops and tiled splashback. Stainless steel sink and drainer with chrome taps. Electric oven and hob with extractor over. Space for under counter fridge. Space and plumbing for washing machine. Power points.



Second Floor Landing

From landing stairs to SECOND FLOOR LANDING. Ceiling light. Smoke detector. Access to roof space. Night storage heater. Light switch. Cupboard housing hot water cylinder with shelving. Double glazed window to rear elevation. Door to rear garden. Power point. Door to:

Bedroom One 8' 10" x 10' 10" (2.69m x 3.30m)

Double glazed window to front elevation. Curtain pole over. Electric heater. Built in wardrobe with hanging rail and shelving. Power points. TV point. Light switch



Bedroom Two 11' 0" x 8' 10" (3.35m x 2.68m)

Double glazed window to rear elevation. Curtain pole over. Electric heater. Ceiling light. Power points. Light switch

Bedroom Three 7' 9" x 6' 3" (2.36m x 1.91m)

Double glazed window to front elevation. Curtain pole over. Ceiling light. Electric heater. Power point. TV point. Light switch. Built-in wardrobe with hanging rail and shelving



Bathroom 5' 3" x 8' 10" (1.59m x 2.68m)

Extractor fan. Enclosed ceiling light. Light pull cord. Vinyl flooring. Shaver socket. Pedestal wash hand basin with mirror over. Low level WC. Bath fully tiled with shower attachment off the taps. Shower pole and curtain

Outside

To the rear of the property is a shingle area with steps leading to a grassed area. To the front is a good sized garage and storage cupboard housing consumer unit and electric meter also driveway to the front of the property.

**Additional Information**

Deposit £975

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

No pets, children allowed

6 month fixed contract then onto 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

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.

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

Energy performance certificate (EPC)

38 Garland Close EXETER EX4 2NT	Energy rating D	Valid until: 13 October 2031 Certificate number: 2198-4589-4097-1910-4034
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Property type

Mid-terrace house

Total floor area

84 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 D. It has the potential to be B.

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