

5, Flat 5, Blackall Road, Exeter, EX4 4HD



Top floor studio flat with a separate kitchen and bathroom located in the City Centre. The property benefits from white goods in the kitchen, being within walking distance of the centre, Central and St Davids train stations. Ideally situated for anyone working at the University or in the City. EPC Rating E

Available Now

Monthly Rent of £525

THE ACCOMMODATION COMPRISES:

Communal Area

Communal stairs to Top Floor

Hallway

Wooden front door. Intercom. Ceiling light. Smoke detector. Consumer unit in a cupboard. Two Light switches

Kitchen 6' 6" x 6' 8" (1.98m x 2.04m)

Wooden window to side elevation. Ceiling light. Heat detector. Vinyl floor covering. Range of wall and base units with formica roll edged worktops. Stainless steel sink and drainer with chrome mixer taps. Washing machine. Fridge. Built in electric cooker with electric hob over and extractor. Ample power points. Light switch



Bathroom 5' 3" x 5' 5" (1.60m x 1.65m)

Enclosed ceiling light. Extractor fan. Dimplex electric heater. Low level WC, Wash hand basin and Bath all in white with chrome furniture. Electric shower over the bath with glass shower screen. Room is fully tiled



Bedroom/Living Room 13' 3" x 15' 7" (4.05m x 4.75m)

Triple glazed window to front elevation. Curtain track and curtains over. Dimplex electric heater. Two storage cupboards one housing the water cyclinder. Ceiling light. Light switches. Ample power points



Additional Information

Deposit £525

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, single occupant only

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



Flat 5, 5 Blackall Road, EXETER, EX4 4HD

Dwelling type: Top-floor flat
Date of assessment: 13 January 2020
Date of certificate: 13 January 2020

Reference number: 8150-6829-5920-1337-3296
Type of assessment: RdSAP, existing dwelling
Total floor area: 24 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

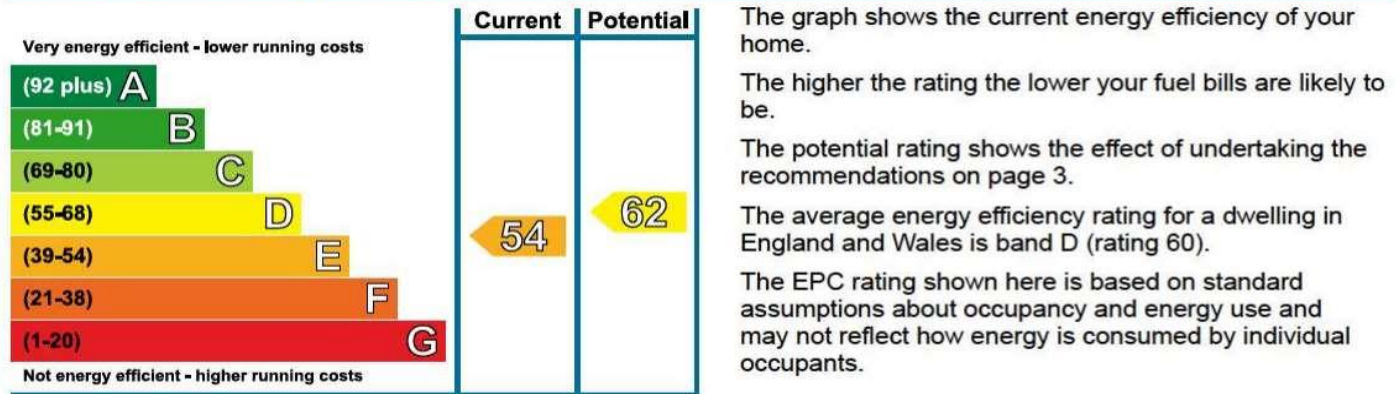
Estimated energy costs of dwelling for 3 years:	£ 2,079
Over 3 years you could save	£ 372

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 78 over 3 years	£ 78 over 3 years	
Heating	£ 1,590 over 3 years	£ 1,218 over 3 years	
Hot Water	£ 411 over 3 years	£ 411 over 3 years	
Totals	£ 2,079	£ 1,707	

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



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 372

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.