

17, Powlesland Road, Alphington Exeter, EX2 8RS



A modern two bedroom coach house in the sought after location of Alphington, ideal for those working in Marsh Barton commuting and being a short distance from the A30 and M5. The property benefits from gas central heating, double glazing and a garage. EPC Rating C.

Available Mid June 2025

Monthly Rent of £900

THE ACCOMMODATION COMPRISES:

Hallway

uPVC front door. Consumer unit. Stairs to first floor. Light switch

Landing

Double glazed window to rear elevation. Radiator. Loft hatch. Smoke alarm. Central heating thermostat. Airing cupboard housing hot water cylinder. Storage cupboard with light. Single power point. Light switch. Door to:

'L' Shaped Lounge/Diner 17' 7" x 17' 11" (5.36m x 5.46m)

Two double glazed windows to the rear and front elevation. Curtain poles and curtains. Double radiator. Three double power points. TV aerial point. Telephone point.



Kitchen 9' 9" x 7' 5" (2.98m x 2.26m)

Double glazed window to front elevation. Fridge/freezer. Gas hob. Electric oven. Washer/dryer. Extractor fan. Good range of wall units with tiled splash backs. Good range of base units with formica roll edged worktops over. White sink with drainer and mixer tap. Two radiators. Ample power points. Central heating boiler and controls. Ceiling spotlights. Vinyl flooring



Bedroom One 11' 4" x 10' 7" (3.46m x 3.22m)

Double glazed window to front elevation pole and curtains over. Brown carpet. Radiator. TV aerial point. Power points.



Bedroom Two 11' 0" x 10' 0" (3.35m x 3.05m)

Double glazed window to front elevation curtain pole and curtains over. Brown carpet. Radiator. Power points. Built in wardrobe with hanging rail.



Bathroom 6' 11" x 6' 10" (2.1m x 2.08m)

Double glazed window to rear elevation with blind over. Low level WC, Pedestal wash hand basin and bath all in white with chrome fittings. Shower over the bath and a shower screen. Shaver socket. Brown carpet. shower switch. Extractor fan.

Outside

Below the flat is a single garage with up and over door. There is also storage off the garage running under the stairs to the property.

Additional Information

Deposit £900

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

Six month fixed tenancy 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

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



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Dwelling type: Top-floor maisonette **Reference number:** 8721-6221-6290-0752-5996
Date of assessment: 12 September 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 12 September 2019 **Total floor area:** 68 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:	£ 2,091
Over 3 years you could save	£ 354

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 177 over 3 years	
Heating	£ 1,470 over 3 years	£ 1,227 over 3 years	
Hot Water	£ 444 over 3 years	£ 333 over 3 years	
Totals	£ 2,091	£ 1,737	

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

	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	64	70

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 Party wall insulation	£300 - £600	£ 69
2 Heating controls (thermostatic radiator valves)	£350 - £450	£ 66
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 222

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.