

Flat 5, Westgate Court, West Street, Exeter, EX1 1BB



Well presented one bed unfurnished top floor flat in the City Centre with white goods. The property is within walking distance of the city centre, the historic quay with all of its restaurants and unique shops and St Thomas Train Station. EPC Rating C.

Available now.

Monthly Rent of £850

THE ACCOMMODATION COMPRISES:

Entrance Hall

Wooden front door. Storage cupboard with hanging space. Mains powered smoke alarm. Radiator. Doors leading to bathroom, bedroom and living room.

Living Room 18' 9" x 14' 0" (5.724m x 4.269m)

Aluminium framed double glazed window to front elevation. Telephone point. TV point. Wall mounted light. Storage cupboard. Radiator. Telephone intercom system.



Bathroom

Velux double glazed window. Three piece white suite comprising bath with panel, hand held shower above, glass shower screen. Low level WC. Pedestal hand wash basin all with chrome furniture. Radiator. Extractor fan. Shelving.



Kitchen 5' 8" x 9' 8" (1.719m x 2.937m)

Double glazed wooden framed window to side elevation. Good range of wall and base units with roll edged work tops over. Washing machine. Under counter fridge/freezer. Radiator. Sink and half with drainer and mixer tap. Built in oven with gas hob above. Extractor fan. Spotlights



Bedroom 14' 7" x 10' 6" (4.435m x 3.189m)

Aluminium framed double glazed window to front elevation. Radiator. Built in wardrobe with hanging space. Storage cupboard housing a Worcester boiler. Further storage cupboard.

Additional Information

Deposit £850

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

Suitable for either a single or professional couple

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

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 (EPC)

5 Westgate Court West Street EXETER EX1 1BB	Energy rating C	Valid until:	10 May 2029
		Certificate number:	8441-6025-5840-0930-6996

Property type	Top-floor flat
Total floor area	58 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

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 rating and score

This property's energy rating is C. It has the potential to be C.

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