

2 Overland Court, Broadparks Close, Pinhoe Exeter, EX4 9EZ



A spacious two bed unfurnished ground floor flat with a large garden to the front and side located in the popular area of Pinhoe. The property is a short walk from the heart of Pinhoe and within walking distance of the train station, it benefits from having easy access to the major roads out of the City. EPC Rating D.

Available Now

Monthly Rent of £1,100

THE ACCOMMODATION COMPRISES:

Communal Area

Communal front door leading to communal area. Leading to the flat

Hallway 5' 9" x 22' 2" (1.76m x 6.76m)

Partly Glazed wooden front door.

Bedroom One 15' 5" x 11' 11" (4.71m x 3.62m)

Large double glazed window to rear elevation. Radiator. Ceiling light. Ample power points. Light switch.

Bedroom Two 18' 9" x 9' 5" (5.71m x 2.87m)

Double glazed window to front elevation with glass staining to the top of the window. Curtain pole and curtains over. Two built in wardrobes with hanging rails and curtains. Wood flooring. Radiator. Ceiling light. Door leading to:



Ensuite Shower Room 5' 9" x 6' 7" (1.75m x 2.01m)

Large double shower cubicle with electric shower. Heated towel rail. Vinyl floor covering. Low level WC and Pedestal wash hand basin with storage both in white with chrome furniture. Mirror over. Extractor fan. Lighting

Living Room 21' 11" x 26' 4" (6.68m x 8.02m)

Large bay window to front elevation with curtains.. Seating area below the window. Three ceiling lights. Radiator. Ornamental Victorian Fireplace. Ample power points. Double glazed door leading out to the garden.



Kitchen 11' 7" x 9' 11" (3.53m x 3.01m)

Ceiling light. Good range of wall and base units with wood effect worktops over. Electric cooker with chrome extractor over. Fridge. Freezer. Dishwasher. Stainless steel sink with drainer and mixer taps. Power points. Radiator. Pantry area housing the Worcester Bosch boiler leading out to:



Conservatory

Storage area. Washing machine

Bathroom 9' 10" x 8' 8" (3m x 2.65m)

Window to side elevation. Vinyl floor covering. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Corner shower cubicle with Mira Sports shower. Extractor fan. Radiator.



Outside

To the front and side of the flat there is a good size garden, mainly laid to paving with shrub borders.

Additional Information

Deposit £1,100

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 a professional couple

6 month tenancy then on a periodic tenancy

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 Tenant 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 (EPC)

2 Overland Court Broadparks Close EXETER EX4 9EZ	Energy rating D	Valid until: 10 January 2032 Certificate number: 0200-6295-0922-4198-3923
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Property type
Ground-floor flat

Total floor area
124 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 efficiency rating for this property

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

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