

12, Farley Grove, West Clyst Exeter, EX1 3YX



A well-presented unfurnished two bed end of terrace house with garden and parking, located in the highly sought after area of West Clyst. The property benefits from having 3 parking spaces to the side, kitchen fully equipped with appliances, en-suite to master bedroom, and is within a short drive to the major routes out of the city and local supermarkets. EPC Rating B.

Available Now

Monthly Rent of £1,200

THE ACCOMMODATION COMPRISSES:

Entrance Hall

Composite front door partly glazed. Ceiling light. Smoke detector. Electric radiator. Consumer unit. Power points. Wood effect laminate flooring. Light switches

Living Room 10' 6" x 15' 2" (3.19m x 4.63m)

Double glazed window to front elevation. Curtain pole and curtains over. Two electric radiators. Central ceiling light. TV bracket. Ample power points. TV point. Understairs cupboard with coat hooks. Heating programmer. Archway leading to:



Kitchen/Diner 10' 8" x 10' 6" (3.24m x 3.19m)

Double glazed patio doors leading out to the rear garden. Curtain pole and curtains over. Wood effect laminate flooring. Ceiling extractor. Ceiling spotlights. Electric radiator. Composite 1.5 bowl sink with chrome mixer taps. Good range of wall and base units with wood effect worktops, tiled splash backs and upstands. Built in electric hob, with electric oven below and chrome extractor over. Washer dryer. Built in fridge/freezer and dishwasher.



Utility Area

Off the kitchen. Cupboards. Ceiling lights. Electric boiler. Leading to down stairs cloak room

Cloak Room 5' 5" x 31' 8" (1.66m x 095m)

Wood effect laminate flooring. Low level WC, wash hand basin in white with chrome furniture. Electric radiator. Ceiling light. Extractor fan.

First Floor Landing

Stairs leading from hallway. Grey carpet. Loft hatch. Ceiling light. Smoke alarm

Bedroom Two 8' 3" x 13' 11" (2.51m x 4.23m)

Double glazed window to front elevation. Curtain poles and curtains over. Electric radiator. Ceiling light. Built in cupboard with clothes rail and storage space. Ample power points. Light switch. Grey carpet.



Bathroom 5' 7" x 7' 0" (1.69m x 2.14m)

Double glazed window to side elevation. Tiled flooring. Low level WC, pedestal wash hand basin and bath all in white with chrome furniture. Thermostatically controlled shower and glass shower screen. Shaver socket. Heated towel rail.

Bedroom One 9' 8" x 11' 1" (2.94m x 3.37m)

Double glazed window to rear elevation. Curtain pole and curtains over. Radiator. Ample power points. Ceiling light. Light switches. Grey carpet. Door leading to:



En-suite Shower Room 4' 8" x 9' 9" (1.42m x 2.98m)

Double glazed window to side elevation. Tiled floor. Low level WC, pedestal wash hand basin both in white with chrome furniture. Double shower cubicle fully tiled, with bi-folding doors and electric shower.

Rear Garden

Good sized enclosed low maintenance garden, with raised flower borders and astro turf, ideal for Alfresco dining. Wooden shed. Side access with parking for three cars. Large, paved patio area at the rear



Additional Information

Deposit £1,200

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 small family or a profession couple/single person 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

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.

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Energy performance certificate (EPC)

12 Farley Grove EXETER EX1 3YX	Energy rating B	Valid until: 3 September 2030	 8006-6246-9932-7607-4103	
		Certificate number: 3 September 2030		
Property type	End-terrace house			
Total floor area	65 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 B. It has the potential to be A.

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