

12, Haven Road, St Thomas Exeter, EX2 8BP



A well presented two bed terrace house newly redecorated with new carpets throughout, in a popular location close to the river. The property is within walking distance of the city centre, St Thomas Precinct , Supermarkets and on a bus route, the local sports centre is a short distance away. EPC Rating D.

Available Now

Monthly Rent of £895

THE ACCOMMODATION COMPRISSES:

Entrance Hall

uPVC partly glazed front door. Smoke alarm. Ceiling light. Radiator. Wooden cupboard housing electric meter and fuse board. Coat hooks. double light switch

Living Room 11' 2" x 10' 0" (3.41m x 3.06m)

Double glazed window to front elevation. Curtain pole and curtains over. Radiator. Two built in storage cupboards one with shelving over. Ceiling light. Light switch. Arch way leading through to:



Dining Room 11' 7" x 10' 6" (3.54m x 3.20m)

Double glazed window to rear elevation. Curtain pole and curtains over. Radiator. Ceiling light. Telephone point. Power points. Central heating programmer. Understairs cupboard housing the gas meter. Door leading through to:

Kitchen 10' 6" x 7' 7" (3.19m x 2.32m)

Double glazed window to rear elevation. Ceiling light. Light switch. Vinyl floor covering. Built in electric oven with electric hob and extractor over. 1.5 bowl sink with chrome mixer tap. Good range of wall and base units with wood effect work tops over. Fridge/freezer. Dyer. Washing machine. Ample power points. uPVC door partly glazed leading to the court yard



First Floor Landing

Stairs leading from the hallway. Window to side elevation. Two ceiling lights. Smoke detector. Loft hatch. Storage cupboard housing Glow Worm boiler and shelving

Bathroom 6' 5" x 7' 11" (1.95m x 2.42m)

Double glazed window to rear elevation. Enclosed ceiling light. Vinyl floor covering. Chrome heated towel rail. Low level WC, Vanity hand basin and Bath all in white with chrome furniture. Thermostatically controlled shower over the bath with glass shower screen. Light pull cord



Bedroom Two 9' 11" x 9' 2" (3.02m x 2.80m)

Double glazed window to rear elevation. Curtain pole and curtains over. Ceiling light. Radiator. Power points. Wood flooring.



Bedroom One 14' 7" x 10' 1" (4.44m x 3.07m)

Two double glazed windows to front elevation. Curtain poles and curtains over. Ceiling light. Radiator. Ample power points. Light switch. Wood flooring. TV aerial point



Outside

To the rear there is a private court yard garden with flower borders.

Additional Information

Deposit £895

Holding Fee of £100 which will go towards the deposit on a satisfactory reference and the contract signed within 15 days

Council Tax Band B

Suitable for either a professional couple or small family

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

CACHEMENT OF 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

Energy Performance Certificate



HM Government

are to be or become under any liability or claim in respect of their contents. Any prospective tenant must

Dwelling type: End terrace house

Date of assessment: 04 March 2020

Date of certificate: 04 March 2020

Reference number:

0764-2884-6177-2600-7551

Type of assessment:

RdSAP, existing dwelling

Total floor area:

74 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

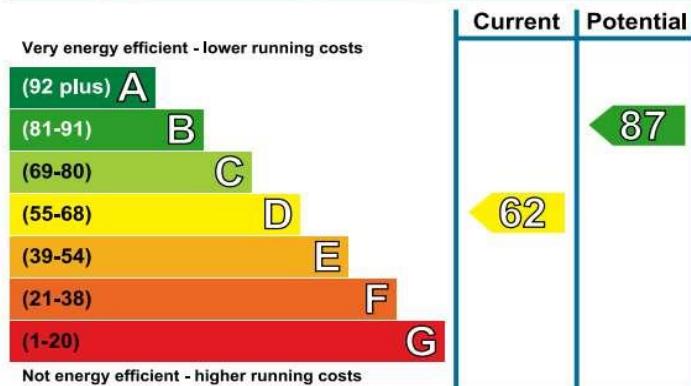
Estimated energy costs of dwelling for 3 years:	£ 2,337
Over 3 years you could save	£ 870

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 177 over 3 years	
Heating	£ 1,875 over 3 years	£ 1,095 over 3 years	
Hot Water	£ 285 over 3 years	£ 195 over 3 years	
Totals	£ 2,337	£ 1,467	 You could save £ 870 over 3 years

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



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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 81
2 Internal or external wall insulation	£4,000 - £14,000	£ 579
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 117

See page 3 for a full list of recommendations for this property.

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.