

Flat 3, King William House, King William Street, Exeter, EX4 6PD



First floor well presented unfurnished one bed flat, in the heart of the city centre with a secured parking space. The property benefits from being within walking distance of the train station, bus station, City centre and has white appliances.
EPC Rating C.

Available Mid January 2026

Monthly Rent of £800

THE ACCOMMODATION COMPRISES:

Communal Area

Communal front doors, stairs leading to first floor flat

Hallway

Wooden door. Parquet flooring. Ceiling light. Smoke alarm. Light switch. Coat hooks.

Bedroom 9' 11" x 12' 1" (3.03m x 3.68m)

Double glazed window to rear elevation. Curtain pole and curtains over. Ceiling light. Brown carpet. Night storage heater. Ample power points. Light switch



Bathroom 7' 3" x 5' 7" (2.20m x 1.69m)

Double glazed window to front elevation. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Mira sports shower with glass shower screen over the bath. Dimplex night storage heater. Shower and light pull cord. Vinyl floor covering



Kitchen 7' 3" x 7' 2" (2.20m x 2.18m)

Double glazed window to front elevation. Stainless steel sink and drainer with chrome mixer tap. Chrome ceiling light. Vinyl floor covering. Good range of wall and base units with roll edged worktops. Built in electric hob with electric oven below. Under counter fridge. Ample power points.



Utility room

Housing the washing machine, with power.

Living Room 11' 6" x 21' 6" (3.51m x 6.56m)

Double glazed window to front and side elevations. Two night storage heater. Brown carpet. Two ceiling lights. TV point. Ample power points. Light switch.



Outside

Allocated secured parking space

Additional Information

Deposit £800

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 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

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.

Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

Flat 3 King William House King William Street EXETER EX4 6PD	Energy rating C	Valid until:	22 May 2030
		Certificate number:	8370-6025-7080-4952-9222

Property type

Mid-floor flat

Total floor area

46 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.](#)