

10 Lansdowne, Woodwater Lane, Broadfields Exeter, EX2 5AR



A superb recently refurbished one bed ground floor flat with allocated parking, with beautiful views across Ludwell Valley with Haldon Hills in the background giving a rural feel. The property is on a frequent bus route to the City Centre with local amenities close by, 5 acres of well looked after communal grounds, laundry room and storage. EPC Rating C.

Available Now

Monthly Rent of £795

THE ACCOMMODATION COMPRISES:

Entrance Lobby

uPVC door partly glazed. Wood effect laminate flooring. Smoke detector. Two light switches. Power points. Automated porch light to entrance.

Living Room/Kitchen Area 14' 6" x 11' 9" (4.43m x 3.59m)

Large double glazed window to front elevation. Double privacy and blackout blinds. Quantum Dimplex night storage heater. Ample power points. TV and telephone point. Wall and ceiling lights. Heat detector. Kitchen Area Good range of wall and base units fitted with internal lights and under counter lights, with work top over. Stainless steel sink and drainer with chrome mixer taps. Built in electric oven with electric hob over and chrome extractor. Space for fridge/freezer. Plumbing for dishwasher.



Cloak Room 2' 11" x 3' 7" (0.88m x 1.09m)

Ceiling spotlights. Low level WC. Vanity wash hand basin. Medicine cabinet with mirrors and light. Extractor fan. Wood effect tile flooring.



Bedroom 8' 5" x 8' 7" (2.56m x 2.62m)

Large double glazed window to front elevation. Double privacy and blackout blinds over. Wood effect laminate flooring. Electric heater. Ampler power points. Ceiling light. Plumbing for washing machine. Door leading to:



Shower Room 8' 4" x 2' 9" (2.53m x 0.84m)

Spotlights. Extractor fan. Wood effect tile floor covering. Shower cubicle with chrome fittings and electric shower. Vanity wash hand basin. Medicine cabinet with light above.

Outside

Small patch of grass area which can be used, ideal for a patio table and chairs



Additional Information

Deposit £795

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 a single professional occupier

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.

Energy performance certificate (EPC)

10 Lansdowne Woodwater Lane EXETER EX2 5AR	Energy rating C	Valid until: 10 December 2034
		Certificate number: 2161-4041-1597-1971-1361

Property type	Ground-floor flat
Total floor area	29 square metres

Rules on letting this property

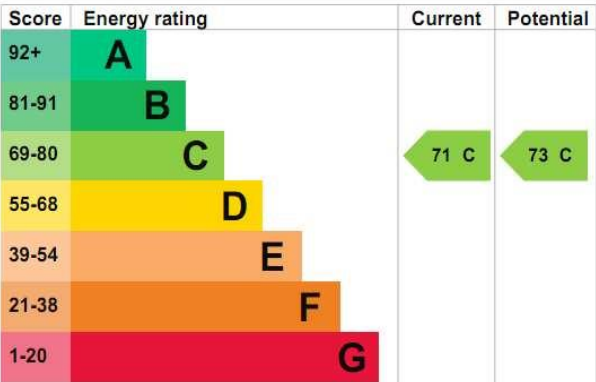
Properties can be let if they have an energy rating from A to E.

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.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60