

## **4, Greyfriars Road, MOUNT PLEASANT Exeter, EX4 7BS**



A modern two bedroom terraced house in a popular residential area close to the City Centre on a major bus route with easy access to the M5 and the Met Office.

The property benefits from gas central heating, double glazing and off road parking. EPC Rating C.

Available Mid September 2025

Monthly Rent of £900

## THE ACCOMMODATION COMPRISSES:

### Front garden

Gate to small front garden with gravelled area.

### Hallway

Upvc partly glazed front door. Smoke detector. Telephone point and electric sockets. Ceiling light. Triple light switch

### Cloakroom 5' 10" x 2' 9" (1.78m x 0.85m)

Double glazed window to front elevation. Consumer unit. Ceiling light. Radiator. Low level WC and Pedestal wash hand basin both in white with chrome furniture. Coat hooks. Wood effect vinyl floor covering

### Kitchen 6' 1" x 8' 8" (1.85m x 2.63m)

Double glazed window to front elevation. Blind over. Vinyl floor covering. Ceiling light. Stainless steel 1.5 bowl sink with chrome mixer taps. Good range of wall and base units with tiled splash backs. Central heating boiler. Built in gas hob with electric oven below. Fridge/freezer. Washing machine. Ample power points. Light switch.



### Living Room 14' 2" x 13' 5" (4.31m x 4.09m)

Patio doors to rear elevation and Upvc window to rear elevation. Ceiling lights. Radiators. Telephone point. TV point. Ample power points. Room thermostat. Understairs cupboard with coat hooks.



### First Floor Landing

Stairs to : FIRST FLOOR LANDING. Radiator. Smoke detector. Loft hatch. Ceiling light. Light switch

### Bedroom One 10' 4" x 10' 1" (3.15m x 3.08m)

UPVC double glazed window to front elevation. Curtain track and curtains over. Radiator. Ceiling light. Telephone point. Ample power points. Built in cupboard housing water tank and shelving. Second storage cupboard with hanging rail.



### Bedroom Two 6' 8" x 9' 7" (2.03m x 2.91m)

UPVC double glazed window to rear elevation. Curtain track and curtains over. Radiator. Ceiling light. Power points. TV point. Telephone point. Light switch

### Bathroom 6' 5" x 6' 1 (1.96m x 1.86m)

Double glazed window to rear elevation. Wood effect vinyl floor covering. Ceiling light. Radiator. Low level WC, Pedestal wash hand basin and bath all in white with chrome furniture. Thermostatically controlled shower. Shower rail and curtain. Extractor fan. Shaver socket. Light pull cord



### Rear Garden

Paved patio and path. Lawned area. Shrubs to borders. Shed. Rear gate leading to allocated parking space



### Additional Information

Deposit £900

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 small family or a 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.

# Energy Performance Certificate



HM Government

4, Greyfriars Road, EXETER, EX4 7BS

Dwelling type: Mid-terrace house  
Date of assessment: 13 February 2020  
Date of certificate: 14 February 2020

Reference number: 9978-1012-6252-7320-3210  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 51 m<sup>2</sup>

## 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

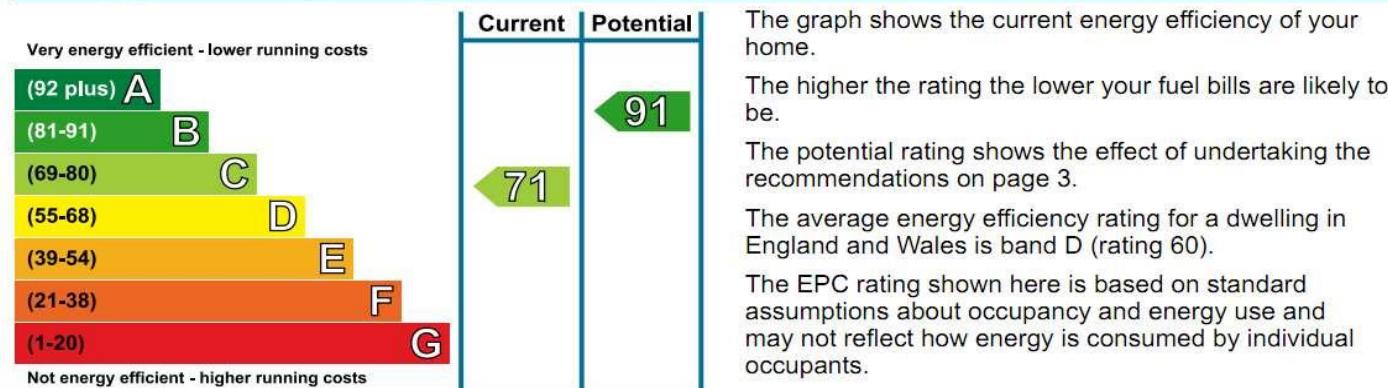
Estimated energy costs of dwelling for 3 years:	£ 1,422
Over 3 years you could save	£ 333

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 141 over 3 years	£ 141 over 3 years	
Heating	£ 927 over 3 years	£ 759 over 3 years	
Hot Water	£ 354 over 3 years	£ 189 over 3 years	
<b>Totals</b>	<b>£ 1,422</b>	<b>£ 1,089</b>	 <b>You could save £ 333 over 3 years</b>

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



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Party wall insulation	£300 - £600	£ 123
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 96
3 Solar water heating	£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](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.