

## 22, Sandford Walk, Newtown Exeter, EX1 2ER



Two bed unfurnished terrace house with a newly fitted kitchen and redecorated throughout, situated in the popular area of Newtown. The property is within walking distance of the City Centre, a bus route, Royal Devon and Exeter Hospital and has easy access to the major roads out of the city. EPC Rating C.

Available Now

Monthly Rent of £895

## THE ACCOMMODATION COMPRISES:

### Entrance Vestibule

Upvc Front door. Ceiling light. Light switch. Wooden door leading to:

### Living Room 14' 6" x 11' 1" (4.42m x 3.39m)

Double glazed window to front elevation. Curtain track and curtains over. Ceiling light. Smoke detector. Radiator. TV point. Beige carpets throughout. Light switch. Built in cupboard on left hand side of chimney breast. Door leading to:



### Dining Room 7' 10" x 11' 0" (2.40m x 3.35m)

Wooden window to rear elevation. Ceiling light. Built in cupboards each side of fire place. Radiator. Beige carpet. Power points.

### Hallway

Stairs. Light Switch. Ceiling Light. Smoke detector. Under stairs cupboard. Door leading to:

### Kitchen 7' 4" x 7' 5" (2.24m x 2.25m)

Wooden window to side elevation. Ceiling strip light. Heat detector. Stainless steel sink and drainer with chrome mixer taps. Range of wall and base units with work tops. Built in electric cooker with electric hob over and extractor fan. Free standing washing machine. Free standing fridge/freezer. White tiled splash backs. Power points. Radiator. Vinyl flooring. Archway leading through to:



### Lobby Area

Cupboard housing central heating boiler. Light Switch. Light. Wooden door leading to rear courtyard. Door leading through to:

### Bathroom 5' 8" x 7' 1" (1.73m x 2.17m)

Wooden window to side elevation. Blind over. Low level WC. Wash hand basin and Corner shower cubicle with thermostatically controlled shower all white with chrome furniture. Two wall panels and tiled. Chrome towel rail holder. Light pull cord. Enclosed ceiling light. Vinyl floor covering

### Hallway

Stairs to first floor landing:

### First Floor Landing

Window to rear elevation. Loft hatch. Smoke alarm. Ceiling light. Light switch. First door off hallway leading to:

### Bedroom One 14' 5" x 11' 1" (4.40m x 3.38m)

Double glazed window to front elevation. Blind over. Radiator central ceiling light. Power points. Beige carpet. Built in cupboard. Light switch.



**Bedroom Two 9' 2" x 10' 10" (2.80m x 3.31m)**

Wooden window to rear elevation. Ceiling light. Radiator. Built in cupboard. Power points. Light switch.

**Outside**

Residents parking to the front of property. Small courtyard garden to the rear of the property.

**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

Would ideally suit either a small family or a professional couple

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)

22 Sandford Walk EXETER EX1 2ER	Energy rating <b>C</b>	Valid until: <b>8 November 2032</b>
		Certificate number: <b>8232-7829-4209-0733-1202</b>

**Property type**  
Mid-terrace house

**Total floor area**  
68 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 efficiency rating for this property**

This property's current energy rating is C. It has the potential to be B.

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

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