

Flat 1,24, Bonhay Road, ST DAVIDS Exeter, EX4 4BP



A one bedroom, unfurnished ground floor flat, newly decorated with new carpets throughout, located in the popular location of St Davids. The flat is within walking distance of St Davids train station, City Centre, Exeter University and the River Exe. Suitable for a single occupant only. EPC Rating C.

Available Now

Monthly Rent of £700

THE ACCOMMODATION COMPRISES:

Hallway

Steps to wooden front door. Door to ENTRANCE HALL: Coat hooks. Ceiling light. Consumer unit. Light switch. Power point. Wooden door, partly glazed, to:

Living Room 16' 1" x 13' 3" (4.91m x 4.05m)

Wooden sash window to front elevation, overlooking river, with curtain pole and curtains over. Smoke alarm. Two chrome tracks with spotlights. TV point. Radiator. Eurobell connection. Telephone point. Cupboard housing central heating boiler.



Kitchenette 8' 1" x 5' 0" (2.49m x 1.54m)

Chrome track with three spotlights. Built-in electric oven and hob with extractor fan over. Stainless steel sink and drainer with chrome mixer taps. Washer/drier. Fridge/freezer. Vinyl flooring. Good range of wall and base units with formica roll edged worktops and tiled splashbacks. Power points. Fire blanket.



Archway from Living Room with curtain pole and curtain to:

Bedroom 11' 7" x 10' 8" (3.54m x 3.26m)

Chrome track with four spotlights. Radiator. Power points. Light switch. Built-in shelving. Door to large built-in wardrobe with shelving and hanging rail. To the rear of the bedroom is a double glazed window and door leading to the rear of the building with small outside storage area.



Shower Room 3' 5" x 7' 5" (1.05m x 2.27m)

Double glazed window to side elevation. Extractor fan. Enclosed light fitting. Lino flooring. Low level WC. Pedestal wash hand basin. Shower cubicle. Chrome heated towel rail.



Additional Information

Deposit £700

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 occupier only

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 Act

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



Flat 1, 24, Bonhay Road, EXETER, EX4 4BP

Dwelling type: Mid-floor flat
Date of assessment: 07 August 2019
Date of certificate: 07 August 2019

Reference number: 0738-5031-6238-5011-7910
Type of assessment: RdSAP, existing dwelling
Total floor area: 38 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:	£ 1,110
Over 3 years you could save	£ 207

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 114 over 3 years	£ 114 over 3 years	
Heating	£ 759 over 3 years	£ 549 over 3 years	
Hot Water	£ 237 over 3 years	£ 240 over 3 years	
Totals	£ 1,110	£ 903	

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

Very energy efficient - lower running costs

(92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G

Not energy efficient - higher running costs

Current	Potential
73	78

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 Internal or external wall insulation	£4,000 - £14,000	£ 207

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.