

## **54, Oxford Street, St Thomas Exeter, EX2 9AG**



A well presented unfurnished two bed mid terrace house with a pleasant courtyard, in the popular area of St Thomas. The property is within walking distance of the city centre, St Thomas Precinct with a range of shops, train station, and the historic Quay with a good range of restaurants and quirky shops. EPC Rating D.

Available Mid March 2025

Monthly Rent of £1,000

## THE ACCOMMODATION COMPRISES:

### Entrance Vesibutle

uPVC front door partly glazed. Coir matting. Leading to

### Hallway

Cupboard housing electric meter. Radiator. Power point. Chrome ceiling light. Smoke detector. Vinyl flooring.

### Living Room 10' 0" x 10' 4" (3.04m x 3.16m)

Double glazed window to front elevation. Vinyl flooring. Curtain pole over. Radiator. Ceiling light. Ornamental fire place with fire and surround. Central heating thermostat. Light switches. Power points. Archway leading through to:



### Dining Room 10' 0" x 10' 9" (3.04m x 3.28m)

Wooden window looking out to the conservatory. Radiator. Vinyl flooring. Ceiling light. Power points. Light switches. Understairs cupboard. Archway leading through to:



### Kitchen 10' 0" x 6' 5" (3.06m x 1.96m)

Double glazed window to rear elevation. Wooden door leading out to the conservatory. Good range of wall and base units with wood effect work tops over. Stainless steel sink and drainer with chrome mixer tap. Built in electric oven with gas hob over and chrome extractor. Ample power points. Dishwasher. Fridge/freezer. Wooden door partly glazed leading to:



### Conservatory

Poly carbonated roof. Tiled floor. uPVC double doors leading out to the garden. Washing machine with work top over. Wall cupboards. Electric points. Light switches

### First Floor Half Landing

Stairs from the hallway leading to the first floor half landing. Double glazed window blind over. Grey carpet. Cupboard housing the central heating boiler, shelving.

### Bathroom 5' 5" x 6' 5" (1.65m x 1.96m)

Double glazed window to rear elevation. Enclosed ceiling light. Vinyl. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Mira Zest electric shower over the bath with pole and shower curtain. Light pull cord. Stairs to:

### First Floor Landing

Ceiling light. Loft hatch. Smoke detector.

### Bedroom Two 10' 5" x 8' 9" (3.18m x 2.66m)

Double glazed window to rear elevation. Curtain pole over. Radiator. Power points. Light switch. Grey carpet.

**Bedroom One 10' 2" x 13' 11" (3.10m x 4.23m)**

Two double glazed windows to front elevation. Curtain poles over. Grey carpet. Power points. Light switch.

**Rear Garden**

Court yard garden all decked out with a raised flower border and outside tap. Gate with rear access.

**Additional Information**

Deposit £1000

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.



# Energy performance certificate (EPC)

54, Oxford Street EXETER EX2 9AG	Energy rating <b>D</b>	Valid until: <b>1 August 2028</b>
		Certificate number: <b>8458-7228-0960-0642-3906</b>

Property type	Mid-terrace house
Total floor area	70 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 D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

## Breakdown of property's energy performance