

4, Westbrook Close, Whipton Exeter, EX4 8BS



A spacious and well presented 4 bed semi detached house with drive and gardens in the popular area of Whipton. The property is in an ideal location for the RD&E Hospital, has easy access to the M5, is on a bus route to and from the City, there is a large supermarket and schools within walking distance. The property benefits from having a separate office and solar panels to the roof.

EPC Rating B.

Available Late September 2024

Monthly Rent of £1,350

THE ACCOMMODATION COMPRISSES:

Entrance Porch

uPVC partly glazed composite door. Ceiling light. Tiled floor. Wooden door leading to:

Entrance Hall

Radiator. Smoke detector. Ceiling light. Coat hooks. Double glazed window to side elevation. Understairs cupboard. Telephone point. Ample power points. Light switches



Cloak Room 6' 9" x 3' 1" (2.05m x 0.94m)

Double glazed window to side elevation. Enclosed light fitting. Radiator. Vinyl floor covering. Low level WC and Wash hand basin with chrome furniture. Light pull cord

Lounge/Diner 12' 1" x 26' 3" (3.68m x 7.99m)

Dual aspect room with double glazed window to front elevation. Curtain pole and curtains over. Patio doors to the other end with curtain pole and curtains over leading out to conservatory. Wall and ceiling lights. Telephone point. Ample power points. Radiator.



Conservatory 11' 3" x 8' 8" (3.43m x 2.65m)

Wood effect flooring. uPVC door leading out to the garden. Lighting. Ample power points. Radiator.

Kitchen 10' 4" x 8' 11" (3.16m x 2.72m)

Double glazed window to rear elevation. Blind over. 1.5 bowl stainless steel sink with drainer and chrome mixer taps. Built in gas hob with double oven below. Chrome extractor over. Fridge/freezer. Space for dishwasher. Good range of wall and base units with roll edged worktops over. Central heating boiler. Ample power points. Vinyl floor covering. uPVC partly glazed door leading to the rear. Light switches

First Floor Landing

Stairs leading from hallway. Double glazed window to side elevation. Curtain track and curtains over. Smoke detector. Ceiling light. Storage cupboard with shelving

Bathroom 8' 9" x 5' 6" (2.66m x 1.68m)

Double glazed to side and rear elevations. Extractor fan. Ceiling spotlights. Vinyl floor covering. Radiator. Low level WC, Wash hand basin and Bath all in white with chrome furniture. Thermostatically controlled shower over the bath and a glass shower screen. Dimplex heater. Light and shower pull cord. Shaver point.

Bedroom Two 11' 11" x 10' 4" (3.64m x 3.15m)

Double glazed window to rear elevation. Curtain pole and curtains over. Radiator. Grey carpet. Chrome spotlights. Light pull cord. Bedside table, chest of drawers and wardrobe attached to the wall. Light dimmer switch

Bedroom Three 9' 5" x 10' 2" (2.86m x 3.10m)

Double glazed window to front elevation. Curtain pole and curtains over. Radiator. Grey carpet. Built in wardrobe with shelving. Further fitted wardrobe. Ample power points. Ceiling spotlights

Bedroom Four 7' 6" x 8' 11" (2.28m x 2.72m)

Double glazed window to front elevation. Curtain pole and curtains over. Radiator. Grey carpet. Ceiling light. Built in wardrobe hanging rail. Ample power points. Light switch

Bedroom One 14' 0" x 14' 6" (4.27m x 4.43m)

Stairs from landing. Double glazed window to rear elevation. Curtain pole and curtains over. Two Velux windows to the front elevation. Grey carpet. Radiator. Ample power points. Telephone point. Ceiling spotlights. Door leading through to:



Ensuite Shower Room 5' 0" x 5' 11" (1.53m x 1.81m)
Double glazed window to rear elevation. Enclosed light fitting. Extractor fan. Shower pull cord. Walk in shower with glass shower screen and electric shower. Low level WC and Wash hand basin in white with chrome furniture. Shaver socket and light. Chrome heated towel rail.

Outside

Pleasant garden to the rear with large patio area. Solar panels to the roof.



Office

Garage converted to an office with plumbing and washing machine.

Additional Information

Deposit £1,350 Holding Fee of £100 which will go towards the deposit on a satisfactory reference and the contract signed within 15 days Council Tax Band D Children allowed, no pets allowed 6 month tenancy then on a periodic tenancy 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)

4 Westbrook Close EXETER EX4 8BS	Energy rating B	Valid until: 15 November 2032
		Certificate number: 9161-3922-0209-1382-0204

Property type

Semi-detached house

Total floor area

125 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 B. It has the potential to be B.

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