

3, Franklin Street, ST LEONARDS Exeter, EX2 4HF



A superb two bedroomed mid terrace house recently refurbished throughout to include new bathroom and kitchen situated in the sought after area of St. Leonards. The property is within walking distance of the historic quayside, the city centre and ideal for anyone working at the Royal Devon & Exeter Hospital. Outside is a small courtyard garden and parking is available with a residents permit. EPC Rating D.

Available Early January 2026

Monthly Rent of £1,200

THE ACCOMMODATION COMPRISES:

Entrance Vestibule

uPVC composite front door. Ceiling light. Coir matting. Light switch leading through to:

Hallway

Smoke detector. Ceiling light. Radiator. Double power socket. Wood effect vinyl flooring. Light switches.

Lounge/Dinner 20' 10" x 10' 4" (6.35m x 3.15m)

Living Room area Double glazed window to front elevation. Curtain pole and curtains over. Original ornamental Victorian fireplace with tiled surround and wooden mantle over and brick hearth. Radiator. Ample power points. TV point. Light switches. Arch way leading through to: Dining area Double glazed window to rear elevation with chrome curtain pole and curtains over. Radiator. Understairs cupboard. Victoria fire place with wooden mantle over. Alcove with shelving and storage. Power points. Ceiling light. Light switches. Beige carpet throughout. Step leading to:



Kitchen 6' 11" x 7' 11" (2.10m x 2.41m)

Double glazed window to rear elevation. Double glazed back door leading to the court yard. Wood effect laminate flooring. Good range of wall and base units with composite work tops over and upstands. Built in electric hob with electric oven below, chrome splash back and extractor over. Built in washing machine. Fridge/freezer. Stainless steel sink and drainer with chrome mixer tap. Ample power points. Ceiling spotlights. Heat detector



First Floor Half Landing

Stairs up to First Floor half landing. Beige carpet. Door leading to:

Shower Room 6' 10" x 7' 10" (2.08m x 2.40m)

uPVC window to side elevation. Ceiling spotlights. Extractor fan. Wood effect flooring. Low level WC, Corner shower cubicle and Vanity wash hand basin all in white with chrome furniture. Chrome heated towel rail. Mirror over basin. Cupboard housing central heating boiler and storage

First Floor Landing

Stairs leading from Half Landing. Loft hatch. Ceiling light. Smoke detector. Central heating programmer. Light switch.

Bedroom One 10' 5" x 14' 0" (3.17m x 4.27m)

Double glazed window to front elevation. Curtain pole and curtains over. Radiator. Ceiling light. Built in cupboard. Ample power points. Light switch. Central ceiling light



Bedroom Two 8' 4" x 9' 11" (2.54m x 3.03m)

Double glazed window to rear elevation. Curtain pole and curtains over. Radiator. Power points. Light switch. Central ceiling light.

Outside

To the rear of the property is a small Courtyard garden, with a raised decking area.



Additional Information

Deposit £1200

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.

Energy Performance Certificate



3, Franklin Street, EXETER, EX2 4HF

Dwelling type: Mid-terrace house

Date of assessment: 04 June 2020

Date of certificate: 06 June 2020

Reference number: 8380-6226-7810-5724-8202

Type of assessment: RdSAP, existing dwelling

Total floor area: 71 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:	£ 1,878
Over 3 years you could save	£ 684

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	
Heating	£ 1,386 over 3 years	£ 831 over 3 years	
Hot Water	£ 321 over 3 years	£ 192 over 3 years	
Totals	£ 1,878	£ 1,194	

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
68	91

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	£ 330
2 Floor insulation (suspended floor)	£800 - £1,200	£ 102
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 159

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 or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.