

## **Westlea, Heath Road, Broadfields Exeter, EX2 5JX**



A well present detached three bed bungalow with parking located in Broadfields. The property benefits from having 3 spacious bedrooms, kitchen with appliances, and well maintained garden. Its within walking distance of local schools and on a bus route to and from the city, easy access to the major routes out of the city.  
EPC Rating D.

Available Early August 2025

Monthly Rent of £1,250

## THE ACCOMMODATION COMPRISES:

### Entrance Vestibule

uPVC front door. Tiled flooring. Washing machine. Light. Door leading into:

### Kitchen 14' 4" x 9' 9" (4.37m x 2.97m)

Double glazed window to front elevation. Blinds over. Tiled flooring. Stainless steel sink and drainer. Ceiling spotlights. Heat detector. Built in fridge/freezer and dishwasher. Countrychef 8 ring range hob with double oven below. Chrome extractor over. Ample power points. Good range of wall and base units with work tops over. Under cupboard lights. Door leading out to the hallway



### Hallway

Front door leading to outside. Smoke detector. Loft hatch. Lights.

### Living Room 14' 8" x 12' 1" (4.47m x 3.68m)

Dual aspect windows to side and front elevations. Beige carpet. Ceiling light. TV point. Built in fire with marble surround and wooden mantle over. Radiator. Power points. Light switches



### Bedroom Three 11' 6" x 7' 9" (3.51m x 2.36m)

Double glazed window to side elevation. Ample power points. Central ceiling light. Light switch

### Bedroom One 14' 1" x 10' 8" (4.29m x 3.25m)

Dual aspect with windows to the side and rear elevations. Ceiling light. Radiator. Built in furniture. Light switch. Ample power points.



### Bedroom Two 11' 10" x 10' 10" (3.61m x 3.30m)

Double glazed window to rear elevation. Ample power points. Ceiling light. Beige carpet. Light switch

### Cloak Room

Window to side elevation. Ceiling light. Low level WC, Pedestal wash hand basin. Vinyl floor covering. Light switch

### Family Bathroom

Window to side elevation. Vinyl floor covering. Wash hand basin, Bath and Shower cubicle all in white with chrome furniture. Electric shower. Extractor fan.







### **Rear Garden**

Steps leading down to an enclosed private garden, mostly laid to grass with a gravel area and a storage shed. Border with bushes and rotary washing line

### **Additional Information**

Deposit £1,250

Holding Fee of £100 which will go towards the deposit on a satisfactory reference and the contract signed within 15 days

Suitable for either a professional couple or a family

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.

**Find an energy certificate (/)**English | [Cymraeg](#)

# Energy performance certificate (EPC)

Westlea Heath Road EXETER EX2 5JX	Energy rating <b>D</b>	Valid until: <b>15 December 2034</b>
		Certificate number: <b>9668-3945-8202-0884-0200</b>

**Property type** Detached bungalow

**Total floor area** 81 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 C.

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