



Spacious one bedroom apartment

Great location close to the City Centre and Uni

Furnished

Water rates included



**11b Springfield Road
Exeter, EX4 6JL**

Monthly Rental Of £695

ABOUT THE PROPERTY:

A well presented and spacious one bedroom first floor flat located in Springfield Road, close to the City Centre and University. The property consists of a large bedroom / living room, a good sized kitchen/diner and shower room.

***The shower room is located outside of the actual flat and is situated off the communal stairway, it is a lockable room and is only accessible by the Tenant. There are two other flats in the building. ***

Springfield Road is located with walking distance of the City Centre and main University campus, with good transport links and amenities in the area.

Furnishing: The property is furnished.

Utilities and Services: The rent includes the water rates but is exclusive of all other bills and council tax (Exeter City Council - Band A)

Tenancy Restrictions: No smokers, No Housing Benefit, No Pets. Single Professional Tenant Preferred.

Availability: November 2023 for 6 months minimum.

Deposit: £750

NO TENANT FEES

Should you wish to apply for a property a small holding deposit is payable, this will then be put towards your first month's rent once the tenancy is signed. There are no fees to pay, either upfront, during or at the end of the tenancy.

Holding Deposit:

Rent greater than £900: **£200**

Rent between £900 - £450: **£100**

Rent less than £450: **£75**



This floorplan is not to scale and is intended for illustration purposes only.

TO APPLY FOR THIS PROPERTY PLEASE CONTACT US VIA PHONE OR EMAIL

Phone: 01392 340936 | Email: info@hellierridley.co.uk | Website: www.hellierridley.co.uk

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy performance certificate (EPC)

11b Springfield Road
EXETER
EX4 6JL

Energy rating

D

Valid until: **7 September 2031**

Certificate number: **0685-3009-5201-4759-4200**

Property type

Mid-floor flat

Total floor area

31 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 D. It has the potential to be D.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	66 D
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60