

8, Viking Grove, Pinhoe Exeter, EX1 3YH



A modern well presented unfurnished three bed house in the popular location of Pinhoe. The property benefits from fitted appliances, two parking spaces and a rear garden laid to artificial lawn, ideally situated for the Science Park, M5 and A30. EPC Rating B.

Available Early March 2024

Monthly Rent of £1,250

THE ACCOMMODATION COMPRISES:

Entrance Hall

uPVC double glazed front door. Radiator. Cupboard. Radiator. Sockets. Central ceiling light.

Cloak Room

Low level WC, Pedestal wash hand basin in white with chrome furniture. Spot lights. Heated towel rail.

Kitchen 11' 3" x 8' 8" (3.43m x 2.64m)

uPVC double glazed window to front elevation. Good range of wall and base units with roll edged work tops over. Stainless steel sink and a half with mixer tap and single drainer. Built in electric oven with electric hob over and extractor. Built in fridge/freezer, dish washer and washing machine. Spot light. Vinyl floor covering. Ample sockets.



Lounge/Diner 15' 7" x 12' 0" (4.75m x 3.65m)

uPVC double glazed French Doors to rear elevation with curtains over. Radiator. TV point. Ample sockets. Central ceiling light. Light switch.



First Floor Landing

Stairs leading from the hallway. Loft hatch. Cupboard with shelving.

Bedroom One 13' 7" x 10' 2" (4.14m x 3.10m)

uPVC double glazed window to front elevation. Radiator. Ample sockets. Built in wardrobe with hanging space and shelving. Central ceiling light. Light switch



Bedroom Two 11' 6" x 7' 4" (3.50m x 2.23m)

uPVC double glazed window to rear aspect. Radiator. Sockets. Central ceiling light. Light switch. Built in wardrobe with hanging space and shelving.

Bedroom Three 10' 9" x 8' 0" (3.27m x 2.44m)

uPVC double glazed window to rear elevation. Radiator. Sockets. Central ceiling light. Light switch

Bathroom

Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Electric shower over the bath with a glass shower screen. Large mirror over the basin. Vinyl floor covering. Enclosed ceiling light.



Outside

Fully enclosed rear garden with artificial lawn. Patio area. Wooden gate for rear access. Parking for 2 vehicles



Additional Information

Deposit £1250

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

Suitable for a family or a 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 Misdescriptions

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)

8, Viking Grove EXETER EX1 3YH	Energy rating B	Valid until: 2 March 2031
		Certificate number: 0270-3001-1307-8009-6200

Property type: End-terrace house

Total floor area: 84 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 B. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	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