

34, Horseguards, St Davids Exeter, EX4 4UU



A two bed modern ground floor unfurnished apartment newly decorated with new carpets and a new kitchen with new appliances in the popular location of St Davids. The property is within a short walk of the City Centre, St Davids and Central train stations and local school, college and the University. The property benefits from GCH, DG and a garage with parking for one car in front of it.

EPC Rating C.

Available Early April 2024.

Monthly Rent of £950

THE ACCOMMODATION COMPRISES:

Communal Entrance

Communal door leading to communal hallway

Entrance Hallway

Front door leading to entrance hallway. Two ceiling lights. Smoke detector. Radiator. Intercom. Two storage cupboards one being the airing cupboard with shelving. Light switches.

Master Bedroom 11' 5" x 11' 4" (3.47m x 3.46m)

Wooden windows with double glazed unit to front elevation. Blind, curtain pole over with curtains. Radiator. Wood effect laminate flooring. Ceiling light. Ample power points. Light switches. Door leading through to:



Ensuite Shower Room 5' 3" x 6' 2" (1.59m x 1.89m)

Wooden window with double glazed unit to front elevation. Blind over. Enclosed ceiling light. Extractor fan. Tiled floor. Radiator. Low level WC, Pedestal wash hand basin & Shower cubicle all in white with chrome furniture. Chrome heated towel radiator. Light & shower pull cords. Fully tiled with decorative border.

Living Room 11' 3" x 16' 8" (3.43m x 5.08m)

Wooden windows with double glazed unit to front and side elevation. Both with blinds over. Radiator. Wood effect laminate flooring. Chrome ceiling spotlight track. Smoke detector. Electric fire with tiled hearth and wooden surround. Ample power points. TV point. Light switches. Wooden doors leading through to:



Dining Room Area 7' 2" x 8' 8" (2.19m x 2.63m)

Wooden window with double glazed unit to side elevation. Blind over. Radiator. Tiled floor. Power points. Ceiling light. Archway leading through to:

Kitchen 8' 3" x 6' 7" (2.51m x 2.01m)

Stainless steel sink and drainer with chrome mixer taps. Good range of wall and base units with roll edged work tops. Chrome extractor hood. Fitted gas hob with electric oven below. Fridge/freezer. Washer/dryer. Tiled flooring. Heat detector. Ceiling light. Ample power points. Central heating programmer



Family Bathroom 6' 8" x 7' 1" (2.04m x 2.15m)

Tiled floor. Enclosed ceiling light. Extractor fan. Fully tiled with a decorative border. Low level WC, Pedestal wash hand basin & bath all in white with chrome furniture. Thermostatically controlled shower running off the bath, pole and shower curtain. Radiator. Light & shower pull cords

Bedroom Two 8' 0" x 10' 3" (2.43m x 3.13m)

Wooden window with double glazed unit to rear elevation. Blind, curtain pole with curtains over. Radiator. Wood effect laminate flooring. Ceiling light. Power points. Light switch.

**Garage**

With up and over door and parking space in front for one car.

Additional Information

Deposit £950

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

Council Tax Band C

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 therein.

Energy Performance Certificate



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Dwelling type: Ground-floor flat
Date of assessment: 29 December 2015
Date of certificate: 29 December 2015
Reference number: 8715-7522-4069-4141-2922
Type of assessment: RdSAP, existing dwelling
Total floor area: 67 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:	£ 1,593
Over 3 years you could save	£ 237

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 150 over 3 years	£ 150 over 3 years	
Heating	£ 1,005 over 3 years	£ 861 over 3 years	
Hot Water	£ 438 over 3 years	£ 345 over 3 years	
Totals	£ 1,593	£ 1,356	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	73	77

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).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 81	
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 156	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.