

36, Water Lane, St Thomas Exeter, EX2 8BY



A well presented unfurnished three bed terrace house with a low maintenance rear garden, ideally situated in the popular area of St Thomas. The property is within walking distance of the City Centre, St Thomas precinct and the historic quayside and benefits from being on a bus route to and from Marsh Barton.
EPC Rating C.

Available Now

Monthly Rent of £1,300

THE ACCOMMODATION COMPRISES:

Entrance Hall

Wooden door partly glazed. Wood flooring. Ceiling light. Light switches. Power points. Internet point.

Cloakroom 2' 7" x 3' 1" (0.80m x 0.93m)

Window to front elevation. Radiator. Enclosed light fitting. Consumer unit. Low level WC and Wash hand basin both with chrome furniture.

Kitchen 7' 10" x 10' 4" (2.40m x 3.15m)

Double glazed wooden window to front elevation. 1.5 bowl stainless steel sink and drainer with chrome mixer taps. Built in five ring gas hob with electric double oven below and chrome extractor over. Built in fridge/freezer, washing machine. Good range of wall and base units with worktops and up stands. Ample power points. Wood flooring



Living Room 15' 0" x 14' 11" (4.58m x 4.55m)

Ample power points. Wood flooring. Two chrome ceiling lights. Radiator. Dimmer switches. uPVC sliding patio doors leading out to Conservatory and a window. Understairs cupboard with coat hooks. Doors leading to:



Conservatory 12' 8" x 7' 9" (3.87m x 2.36m)

Vaulted roof. Electric heater. Chrome lights. Power point

First Floor Landing

Stairs leading from the hallway to landing. Grey carpet. Ceiling light. Smoke detector. Loft hatch. Light switch and dimmer switch.

Bathroom 9' 0" x 6' 2" (2.75m x 1.88m)

Double glazed wooden window to front elevation. Wood effect vinyl floor covering. Low level WC, Vanity wash hand basin and Bath all in white with chrome furniture. Thermostatically controlled shower over the bath with a glass shower screen. Medicine cabinet and shaver socket. Chrome heated towel rail. Airing cupboard with shelving

Bedroom One 8' 5" x 13' 1" (2.56m x 3.98m)

Wooden double glazed window to front elevation. Radiator. Enclosed light fitting. Built in double wardrobe with mirror sliding doors. Grey carpet. Telephone and TV points. Ample power points. Light switch



Bedroom Two 8' 5" x 11' 11" (2.56m x 3.63m)

Double glazed wooden window to rear elevation. Enclosed light fitting. Built in triple wardrobe. Radiator. Power points. Light switch. Grey carpet

Bedroom Three 6' 2" x 9' 9" (1.89m x 2.96m)

Double glazed window to rear elevation. Central ceiling light. Radiator. Light switch. Grey carpet

Rear Garden

Very pleasant low maintenance garden, partly laid to patio and gravel.



Additional Information

Deposit £1,300

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 a small 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

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 (EPC)

36 Water Lane EXETER EX2 8BY	Energy rating C	Valid until: 16 August 2032 Certificate number: 3832-4428-2100-0233-9292
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Property type: Mid-terrace house

Total floor area: 70 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 c	
55-68	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