

46, Ashleigh, Alphington Exeter, EX2 8YU



Two bed modern terrace house with a parking space in the ideal location of Alphington. The property has easy links to Marsh Barton Industrial Estate, all of the major routes in and out of the city and within walking distance of the supermarket and bus stop. EPC Rating D.

Available Mid to Late May 2024

Monthly Rent of £795

THE ACCOMMODATION COMPRISES:

Entrance Hall

uPVC partly glazed front door. Consumer unit. Light switch. Coat hooks. Archway leading through to:

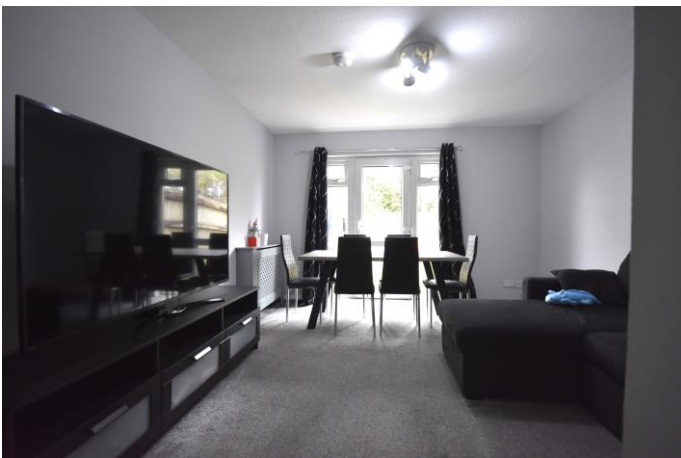
Kitchen Area 5' 9" x 11' 7" (1.76m x 3.52m)

Double glazed window to front elevation. Vinyl floor covering. Good range of wall and base units with roll edge worktops. Stainless steel sink and drainer with taps. Built in electric hob, with electric oven below and chrome extractor over. Space for washing machine. Space for fridge and freezer. Ample power points.



Living Room 13' 1" x 11' 9" (4m x 3.59m)

Ceiling spotlights. Smoke alarm. Power points. Night storage heater. TV point. Telephone point. Double glazed patio door with two windows leading out to the garden. Curtain pole over



First Floor Landing

Stairs leading from hallway. Loft hatch. Electric heater. Light switch. Smoke alarm. Ceiling light

Bedroom One 8' 11" x 11' 9" (2.72m x 3.57m)

Double glazed window to rear elevation. Curtain track over. Ceiling light. Light switch. Power points.



Bathroom 4' 9" x 6' 3" (1.46m x 1.9m)

Enclosed ceiling light. Extractor fan. Vinyl floor covering. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Electric shower over and bi-folding shower screen.



Bedroom Two 9' 1" x 11' 10" (2.78m x 3.6m)

Two double glazed windows to front elevation. Curtain poles over. Ceiling light. Ample power points. Built in storage cupboard.

Outside

To the rear of the property there is a garden which is mainly laid to lawn with a small patio area. Shed Parking space



Additional Information

Deposit £795

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

Council Tax Band B

Suitable for a small family or a professional couple

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: Mid-terrace house
Date of assessment: 04 June 2020
Date of certificate: 06 June 2020

Reference number: 8190-6926-7480-4574-1206
Type of assessment: RdSAP, existing dwelling
Total floor area: 56 m²

Use this document to:

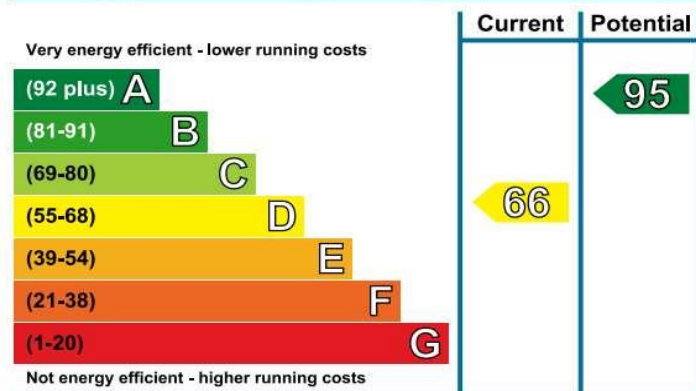
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,235
Over 3 years you could save	£ 1,104

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 156 over 3 years	£ 156 over 3 years	
Heating	£ 1,167 over 3 years	£ 681 over 3 years	
Hot Water	£ 912 over 3 years	£ 294 over 3 years	
Totals	£ 2,235	£ 1,131	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 117
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 105
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 81

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.