

**21, Wonford Street, WONFORD
Exeter, EX2 5DL**



An unfurnished two bed terrace house in a popular and convenient location with resident's parking. Local amenities in Heavitree are within easy walking distance and a regular bus runs to and from the City Centre, ideally suit someone working at the Hospital. EPC Rating C

Available Mid May 2024

Monthly Rent of £795

THE ACCOMMODATION COMPRISES:

Living Room 12' 8" x 17' 10 (3.86m x 5.44m)

Double glazed front door leading to Living Room. Double glazed window to front elevation. Curtain track and curtains. Cupboard housing gas meter, consumer unit and electric meter. Radiators. Two ceiling lights. Light switches. Cable point. Telephone point. Power points. Smoke detector. Carpet. Door to:



Bedroom One 12' 8" x 10' 4 (3.85m x 3.15m)

Double glazed window to front elevation. Curtain track and curtains over. Central ceiling light. Power points. Radiator. TV aerial point. Carpet. Light switch.



Shower Room 7' 11" x 4' 10 (2.42m x 1.48m)

Double glazed window to rear elevation. Blind over. Enclosed ceiling light. Chrome electric towel rail. Vinyl flooring. Low level WC. Pedestal wash hand basin. Large shower cubicle with thermostatically controlled shower. Light pull cord.



Bedroom Two 7' 3" x 9' 1 (2.20m x 2.77m)

Double glazed window to rear elevation. Curtain track and curtains over. Central light fitting. Loft hatch. Built-in storage cupboards. Radiator. Power points. Light switch.

Outside

Leading out to the rear of the property is a Courtyard Garden and brick storage shed. There is also rear access to Cherry Gardens for bin access etc.

Kitchen 11' 1" x 5' 7 (3.38m x 1.70m)

Double glazed window to rear elevation. Blinds over. Double glazed door to rear. Central spotlight. Good range of wall and base units with formica roll edged work surfaces. Tiled splashback. Electric cooker. Washing machine. Under counter fridge. Power points. Combi boiler

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 either a professional couple or a small family

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 (EPC)

21 WONFORD STREET EXETER EX2 5DL		Energy rating C
Valid until 4 May 2031	Certificate number 6739-1025-1000-0655-6202	

Property type

Mid-terrace house

Total floor area

51 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 C. It has the potential to be B.

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