

16, Commins Road, Mount Pleasant Exeter, EX1 2QB



A lovely modernised two bed Victorian mid terrace house with many original features and an off road parking space in the popular area of Mount Pleasant. The house is within walking distance of the City Centre, on a bus route, easy access to the major roads in and out of the city. EPC Rating C.

Available Mid March 2024

Monthly Rent of £995

THE ACCOMMODATION COMPRISES:

Entrance Vestibule

Composite front door with silver furniture. Ceiling light. Tiled Flooring. Wooden door partly glazed leading to:

Hallway

Varnished floorboards. Ceiling light. Radiator. Power points. Light switch. Coat hooks.

Lounge 13' 9" x 10' 11" (4.18m x 3.32m)

Double glazed bay window to front elevation. Curtain track and curtains over. Central ceiling light. Radiator. TV point. Power points. Light switch. Woodburner with tiled hearth. Cream carpet.



Dining Room 11' 8" x 10' 5" (3.56m x 3.18m)

Wooden sash window to rear elevation. Curtain pole and curtains over. Radiator. TV point. Tiled fire surround with marble hearth and gas fire inset. Varnished flooring. Built-in display cabinet to right hand side of the chimney breast. Shelving to the left. Telephone point. Central heating thermostat controls. Understairs cupboard housing electric consumer unit, light and electric meter.

Kitchen 8' 5" x 10' 10" (2.56m x 3.31m)

Double glazed windows to side and rear elevations. Double glazed door leading out to garden. Tiled flooring. Chrome spotlight track with 4 spots. Fridge/freezer. Dishwasher. Washing machine. Built-in electric oven with gas hob and extractor above. Stainless steel sink and drainer with chrome taps. Formica roll edge worktops. Good range of wall and base units with tiled splashbacks. Power points. Light switch.



First Floor Landing

Stairs leading to first floor landing. Ceiling light. Loft hatch. Storage cupboard. Power point. Light switch

Bedroom One 11' 5" x 14' 3" (3.49m x 4.35m)

Two double glazed windows to front elevation. Blinds, curtain poles and curtains over. Radiator. Beige carpet. Central ceiling light. Light switch. Power points. Original Victorian ornamental fireplace.



Bedroom Two 10' 6" x 8' 10" (3.21m x 2.69m)

Double glazed window to rear elevation. Curtain track and curtains. Ceiling light. Radiator. Light switch. Original Victorian ornamental fireplace. Power points. Carpet

Bathroom 8' 3" x 11' 0" (2.51m x 3.36m)

Double glazed window to rear elevation. Blind over. Vinyl floor covering. Ceiling spotlights. Light pull cord. Loft hatch. Airing cupboard housing combi-boiler with shelves. Heated towel rail. Wash hand basin with mirror over. Low level WC. Bath with shower, shower pole and curtain



Outside

To the rear of the property is a pretty garden laid to lawn with flower borders and a patio area. Wooden gate leading to an off road parking space.



Utility Area 8' 11" x 5' 2" (2.73m x 1.57m)

Upvc utility area to the side of the house. Light and power.

Additional Information

Deposit £995

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 single or professional couple

6 month fixed tenancy then onto 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 (EPC)

16 Commins Road EXETER EX1 2QB	Energy rating C	Valid until: 18 June 2033
		Certificate number: 3537-7726-3200-0801-7292

Property type

Mid-terrace house

Total floor area

73 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 current energy rating is C. It has the potential to be B.

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