

## 12, Hutchings Mead, Exeter, EX1 3XS



A two-bed modern coach house with appliances in the popular location of Pinhoe with its village feel. The property benefits from being within walking distance of the train station, on a bus route and has easy access to the major routes out of the city. EPC Rating D.

Available Late May 2024

Monthly Rent of £795

## THE ACCOMMODATION COMPRISES:

### Entrance Lobby

Partly glazed uPVC front door. Coir matting. Radiator. Consumer unit. Light switch. Stairs to:

### Living Area 16' 6" x 12' 5" (5.02m x 3.78m)

Double glazed window to front elevation. Blind and curtains over. Radiator. Ceiling lights. Smoke detector. Ample power points. Arch way leading through to:



### Kitchen

Velux window. Ceiling spotlight track. Central heating programmer. Good range of wall and base units with formica roll edged worktops over. Stainless steel sink and drainer with chrome mixer taps. Built in electric oven with gas hob over and chrome extractor over hob. Bosch fridge/freezer. Miele washing machine. Ample power points. Vinyl floor covering



### Lobby

Off lounge. Cupboard housing the water tank and shelving leading to:

### Bathroom 6' 3" x 6' 3" (1.91m x 1.91m)

Velux window. Vinyl floor covering. Radiator. Extractor fan. Ceiling spotlight. Low level WC, Wash hand basin and Bath all in white with chrome furniture. Tiled around bath area. Mira electric shower over the bath with a glass shower screen. Shower and light pull cord. Medicine cabinet.



### Bedroom One 10' 7" x 11' 10" (3.23m x 3.60m)

Double glazed window to front elevation. Curtains over. Radiator. Ceiling light. Ample power points. Light switch



### Bedroom Two 8' 5" x 7' 3" (2.56m x 2.21m)

Double glazed window to side elevation. Curtains over. Radiator. Central ceiling light. Power points. Light switch

### Outside

Under the property there is a single garage with a storage cupboard. Parking for one car in front of the garage.

## **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 single tenant

6 month fixed tenancy then onto a period 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

### **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.

### **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

# Energy performance certificate (EPC)

12, Hutchings Mead EXETER EX1 3XS		Energy rating <b>D</b>
Valid until 30 September 2030	Certificate number 0330-2820-3010-2170-7041	

## Property type

Top-floor flat

## Total floor area

50 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 D. It has the potential to be C.

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