

9, Lanscore Road, St Thomas Exeter, EX4 1EW



Two bed terraced house in the ideal location of St Thomas. The property is close to the local St Thomas Precinct and local train station, there is a junior school within walking distance along with the city centre and the quayside.
EPC Rating C.

Available Early to Mid May 2024

Monthly Rent of £875

THE ACCOMMODATION COMPRISES:

Entrance Hall

uPVC partly glazed front door. Wood flooring. Ceiling light. Coat hooks. Double power point. Light switch

Open Plan Lounge/Diner 12' 3" x 22' 9" (3.73m x 6.93m)

Lounge Area Double glazed bay window to front elevation. Curtain pole and curtains over. Radiator. TV aerial point. Telephone point. Double power socket. Central heating programmer. Double light switch. Ceiling light. Smoke alarm. Ornamental brick fireplace. Dining Area Double glazed window to rear elevation. Curtain pole and curtains over. Radiator. Ceiling light. Ornamental brick fireplace with wooden surround. Ample power points. Arch way leading through to:



Kitchen 9' 4" x 6' 5" (2.84m x 1.95m)

Double glazed window to side elevation. Chrome ceiling spotlight track. Wood flooring. Stainless steel sink & drainer with chrome taps. Space for fridge/freezer, washing machine. Electric cooker. Good range of wall and base units with roll edged worktops. Door leading to:



Lobby Area

Central heating boiler and programmer. uPVC door leading out to garden and second door leading to:

Bathroom 8' 9" x 6' 5" (2.66m x 1.95m)

Double glazed window to rear elevation. Enclosed ceiling light. Extractor fan. Tiled floor. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Over the bath there is a thermostatically controlled shower. Chrome heated towel rail. Mirror and shelf over the basin.

First Floor Landing

Stairs leading from the hallway to first floor landing. Ceiling light. Loft hatch

Bedroom One 13' 0" x 13' 3" (3.97m x 4.04m)

Double glazed window to front elevation. Blind over. Curtain pole and curtains over. Radiator. Central ceiling light. Built in wardrobe with shelving and rails. Power points



Bedroom Two 9' 4" x 10' 10" (2.85m x 3.29m)

Double glazed window to rear elevation. Curtain pole and curtains over. Laminate flooring. Ceiling light. Radiator. Ample power points. Built in cupboard with hanging rail



Outside

To the rear of the property is a court yard garden with a raised decking area and shed. Rear gate to access the lane



Additional Information

Deposit £875

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

Would ideally suit either 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 (EPC)

9 Lanscore Road EXETER EX4 1EW	Energy rating C	Valid until: 19 May 2032
		Certificate number: 9086-3016-0205-5512-5204

Property type

Mid-terrace house

Total floor area

59 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.](#)