

5 Rickard Court, Chapel Road, Exeter, EX2 8ST



Well presented unfurnished one bed first floor flat with an office located in the heart of Alphington. The property benefits from having an undercover allocated parking space, short walk to the supermarket, Marsh Barton, the riverside and has easy access to the major routes out of the city. EPC Rating C.

Available Now.

Monthly Rent of £795

THE ACCOMMODATION COMPRISES:

Communal Area

Wooden front door partly glazed leading to communal stair case to flat entrance

Hallway

Wooden door. Loft hatch. Central heating programmer. Ceiling light. Light switch. Power points. Radiator

Office 7' 5" x 5' 3" (2.252m x 1.612m)

Wooden window with double glazing to side elevation. Blind over. Ceiling light. Carpet. Radiator. Power points. Internet socket



Bedroom 13' 7" x 7' 1" (4.135m x 2.158m)

Wooden window with double glazing to rear elevation. Blind over. Carpet. Ceiling light. Power sockets. Radiator. Light switch



Bathroom

Enclosed ceiling light. Extractor fan. Wood effect vinyl floor covering. Wall is mostly tiled. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Over the bath there is a Triton electric shower and glass shower screen. Mirror over the basin with a light. Chrome heated towel rail.



Open Plan Lounge/Kitchen 15' 6" x 11' 7" (4.733m x 3.540m)

Two windows to front elevation with blinds. Cupboard with central heating boiler and shelves. Carpet to living space. Ceiling lights. Light switches. Radiator. Kitchen Area Vinyl floor covering. Good range of wall and base units with work tops over. Stainless sink and drain with chrome mixer tap. Built in gas hob with built in electric oven below and extractor over. Built in fridge with ice box and built in washing machine. Ample power points. Under counter lighting. Chrome spotlight track



Outside

To the side of the property there is a undercover parking space - Second from the left

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 A

Suitable for either a single or professional couple

6 month fixed tenancy then on to 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)

5 Rickard Court Chapel Road EXETER EX2 8ST	Energy rating C	Valid until: 3 September 2029 <hr/> Certificate number: 0254-2834-6419-9201-0625
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Property type	Top-floor flat
Total floor area	38 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 energy rating is C. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60