

Flat 3, Countess Wear House, 59 Countess Wear Road, Exeter, EX2 6LR



One bed well presented furnished first floor set in a period building in the sought after area of Countess Wear within walking distance of the river and on a bus route to the City Centre. The property benefits from an allocated parking space, has easy access to the major roads in and out of the Exeter, would ideally suit anyone working at the RD&E Hospital which is a short walk away. Only suitable for a single occupier. EPC Rating D .

Available Early May

Monthly Rent of £750

THE ACCOMMODATION COMPRISES:

Communal Area

Communal front door leading to stairs to first floor

Lobby Area

Wooden front door.

Bathroom 7' 11" x 7' 7" (2.42m x 2.30m)

Enclosed ceiling light. Wood effect vinyl floor covering. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Electric shower over the bath with glass shower screen. Mirror over the basin. Dimple electric heater. Extractor fan. Airing cupboard housing the water tank. Light pull cord



Hallway

Stairs from Bathroom. Window to side elevation. Night storage heater. Wood effect flooring. Smoke alarm. Wall night. Entry phone. Light switches.

Bedroom 11' 10" x 5' 8" (3.60m x 1.73m)

Velux window to side elevation. Built in bed. Wall light. Electric heater. Dressing table and chair. Power points. Beige carpet



Kitchen Area 12' 1" x 7' 5" (3.68m x 2.25m)

Window to side elevation. Night storage heater. Built in electric hob with electric oven below and chrome extractor over. Built in fridge. Washer/dryer machine. 1.5 bowl sink with chrome mixer taps. Built in dishwasher. Good range of wall and base units with wood worktops over. Ample power points. Two lights.



Lounge Area 12' 1" x 8' 7" (3.69m x 2.61m)

Large window to rear elevation with blind over. Wood effect flooring. Ceiling fan with lights. Futon sofa. Single chair. Nest of tables. Ample power points. TV point.



Outside

Allocated parking space

Additional Information

Deposit £750

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

Single professional occupier

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)

Flat 3 Countess Wear House 59 Countess Wear Road EXETER EX2 6LR	Energy rating D	Valid until: 1 April 2034	Certificate number: 0390-2362-8340-2504-5665
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Property type	Top-floor flat
Total floor area	41 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 D. 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		77 C
55-68	D	55 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