

## 5, Wynards, ST LEONARDS Exeter, EX2 4HX



A lovely, two bedroom, listed, terraced house newly decorated in places located in one of the most sought after areas of St. Leonards, perfectly situated in the centre of Exeter. The property enjoys two bedrooms and modern fitted Kitchen with integrated appliances and benefits from communal gardens and a private allocated parking space. EPC Rating C.

Available Mid July 2020

Monthly Rent of £895

## THE ACCOMMODATION COMPRISES:

### Entrance

Wooden front door leading through to ENTRANCE VESTIBULE: Intercom. Radiator. Ceiling light. Cupboard housing electric meter and consumer box. Coat hooks. Tiled floor. Door leading through to:

### Living Room 13' 1" x 17' 4 (3.99m x 5.29m)

Two leaded glass windows to front elevation. One metal window to rear elevation. Curtain poles with curtains over. Ceiling beams. Wall lights. Radiator. Room thermostat. Carpet. Power points. Telephone point. TV point. Door leading through:



### Kitchen 12' 10" x 12' 3 (3.91m x 3.74m)

'L' shaped. Metal window to rear elevation. Blind over. Tiled flooring. Wooden stable door leading to rear Courtyard and gardens. Two enclosed ceiling lights. Heat detector. Stainless steel sink and drainer with chrome tap. Built-in double electric oven with gas hob above and extractor over. Built-in dishwasher. Built-in fridge/freezer. Built-in washing machine. Formica roll edged work tops. Tiled splashbacks. Good range of wall and base units. Power points. Light switch. From Hallway stairs to:



### First Floor Landing

Sky light window. Enclosed light fitting. Double light switch. Radiator. Power point. Smoke detector. Storage cupboard. Airing cupboard. Carpet. Door to:

### Family Bathroom 11' 4" x 7' 8 (3.45m x 2.34m)

Wooden window to rear elevation. Blind over. Central ceiling light. Heated towel rail. Radiator. Low level WC. Pedestal wash hand basin. Bath, fully tiled with shower over. Shower screen. Skylight window with blind. Extractor fan.



### Bedroom One 13' 1" x 10' 10 (3.99m x 3.31m)

Wooden, leaded glass window to front elevation. Blind over. Radiator. Central ceiling light. Wall light. Telephone point. Power points. Light switches. Carpet. Access to loft space.



### Bedroom Two 9' 9" x 11' 4 (2.96m x 3.46m)

Metal window to front elevation. Curtain pole and curtains over. Ceiling light. Radiator. Carpet. Light switch. Power points.

## Outside

This property has a designated parking space and there is a communal Courtyard and gardens to enjoy.



## Additional Information

Deposit £895

Holding Fee of £100 which will go towards the deposit on a satisfactory reference and the contract signed within 15 days

Council Tax Band C

No pets or children 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



5, Wynards, Magdalen Street, EXETER, EX2 4HX

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 10 January 2020  
**Date of certificate:** 10 January 2020

**Reference number:** 8610-6129-7260-7190-7296  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 81 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

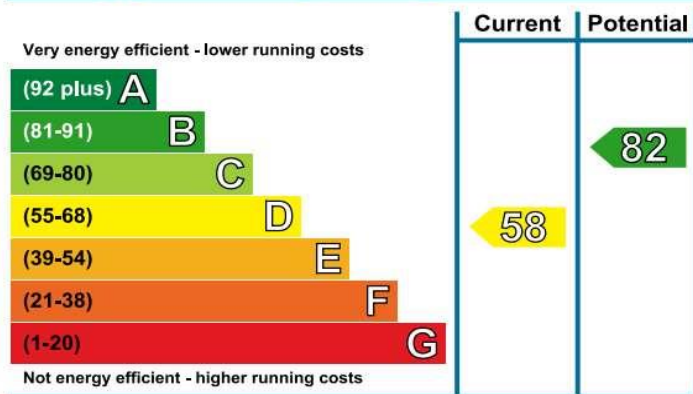
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,703</b>
<b>Over 3 years you could save</b>	<b>£ 861</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 192 over 3 years	
Heating	£ 2,097 over 3 years	£ 1,437 over 3 years	
Hot Water	£ 414 over 3 years	£ 213 over 3 years	
<b>Totals</b>	<b>£ 2,703</b>	<b>£ 1,842</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 291
2 Draught proofing	£80 - £120	£ 33
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 240

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.