

6 Rosemont Court, Church Road, Alphington Exeter, EX2 8SY



A well presented top floor two bed unfurnished flat with an allocated parking space in the popular area of Alphington. The property is within walking distance of the local supermarkets, river exe, has easy access to the major routes out of the city and benefits from being on a bus route.

EPC Rating D.

Available Late August 2023

Monthly Rent of £850

THE ACCOMMODATION COMPRISES:

Communal Area

Communal front door leading to communal stairs to top floor

Vestibule

Partly glazed door. Ceiling light. Intercom. Fuse board. Laminate wood effect flooring. Light switch. Wooden door partly glazed leading to:

Entrance Hall

Smoke detector. Ceiling light. Radiator. Light switch.

Living Room 19' 0" x 12' 11" (5.78m x 3.94m)

Double glazed window to front elevation. Curtain pole and curtains over. Two radiators. Ceiling skylight. Two Ceiling lights. Freesat connection. Telephone point. Ample power points. Door leading to:



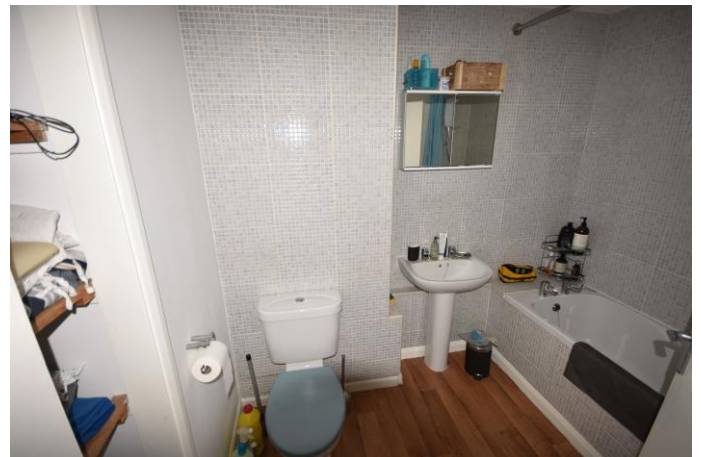
Kitchen 16' 5" x 5' 11" (5m x 1.80m)

Double glazed window to front elevation. Wood effect laminate flooring. Ceiling light. Heat detector. Stainless steel sink with drainer and chrome mixer taps. Built in gas hob, chrome splash back with extractor over and built in electric oven below. Built in fridge/freezer. Space and plumbing for washing machine. Radiator. Good range of wall and base units with work tops over and tiled splash backs. Ample power points. Light switch. Utility cupboard off kitchen housing central heating boiler with shelving, power, light and light switch



Bathroom 8' 2" x 6' 3" (2.50m x 1.90m)

Extractor fan. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Triton electric shower over the bath with shower curtain and pole. Radiator. Large cupboard with shelving. Medicine cabinet over the basin with mirror. Light pull cord. Wood effect vinyl floor covering



Bedroom One 12' 8" x 10' 1" (3.85m x 3.08m)

Window to rear elevation. Curtain pole and curtains over. Radiator. Building in wardrobe with hanging rail and shelving. Ample power points. Enclosed ceiling light. Light switch. Beige carpet.



Bedroom Two 8' 10" x 11' 5" (2.69m x 3.49m)

Tilt & turn window. Curtain pole and curtains over. Enclosed ceiling light. Ample power points. Radiator. Light switch. Beige carpet



Outside

An allocated parking space to the rear of the property.

Additional Information

Deposit £850

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

Council tax Band C

Would ideally suit either a single or professional couple

6 month fixed tenancy then onto 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

SCHEDULE OF PERMITTED TENANT 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 6 Rosemont Court EXETER EX2 8SY	Energy rating D	Valid until: 8 May 2032
		Certificate number: 2211-2516-1101-1910-0101

Property type

Top-floor flat

Total floor area

71 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.](#)