

## 10, Welcome Street, Exeter, EX2 8EN



A spacious two bed unfurnished terrace house situated in the popular area of St Thomas. The property is within walking distance of the City Centre, the historic quay with all of its restaurants and shops and has easy access out of the city.  
EPC Rating C.

Available End of April 2022

Monthly Rent of £850

**THE ACCOMMODATION COMPRISES:**

**Entrance Hall**

uPVC front door partly glazed. Cupboard housing meters. Radiator. Laminate flooring. Light switch

**Open Plan Lounge Diner 10' 6" x 22' 5" (3.19m x 6.84m)**

Double glazed bay window to front elevation. Blinds over. Two radiators. Two ceiling lights. Laminate flooring. Electric effect fire with hearth. TV point. Ample power points. Window in dining area looking out to the lean to. Doorway leading through to:



**Kitchen 12' 1" x 8' 8" (3.69m x 2.65m)**

Double glazed window to rear elevation. Tiled flooring. Chrome ceiling spotlights track. Good range of wall and base units with worktops over. Gas cooker. Washing machine. Dishwasher. Fridge/freezer. Ideal central heating combi boiler. Ample power points. Radiator. Door to understairs cupboard housing meters and storage. Light switch. Door leading out to:



**Utility Area**

Double glazed door leading out to the garden. Central ceiling light. Light switch

**First Floor Half Landing**

Stairs leading from hallway to first floor half landing. Door into:

**Bathroom 11' 4" x 7' 11" (3.46m x 2.42m)**

Vinyl floor covering. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Double shower cubicle with sliding doors. Chrome heated towel rail. Enclosed light fitting. Light switch



**First Floor Landing**

Stairs from half landing. Radiator. Ceiling lights. Loft hatch. Storage cupboard. Light switches.

**Bedroom One 13' 2" x 10' 11" (4.02m x 3.33m)**

Double glazed bay window to front elevation. Radiator. Laminate flooring. Two built in wardrobes with hanging rails and shelving. Ceiling light. Power points. Light switch



### **Bedroom Two 10' 4" x 7' 8" (3.14m x 2.33m)**

Double glazed window to rear elevation. Curtain pole over. Radiator. Brown carpet. Ceiling light. Power points. Light switch

### **Rear of Property**

Enclosed garden mainly laid to lawn with flower borders, shed and rear gate.



### **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 Description 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.

### **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 Tax Band B

No pets, 1 child allowed

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

# Energy performance certificate (EPC)

10 WELCOME STREET EXETER EX2 8EN	Energy rating <b>C</b>	Valid until: <b>23 March 2031</b>
		Certificate number: <b>0330-2054-8070-2829-7401</b>

## Property type

Mid-terrace house

## Total floor area

77 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.](#)