

## 2 Rosemont Court, Church Road, Alphington Exeter, EX2 8SY



A well presented first 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 C.

Available Early April 2023

Monthly Rent of £825

## THE ACCOMMODATION COMPRISES:

### Communal Area

Communal front door. Stairs leading to first floor

### Entrance Vestibule

Wooden door partly glazed. Ceiling light. Coat hooks. Intercom. Coir matting. Light switch. Wooden door partly glazed leading through to:

### Entrance Hall

Ceiling light. Smoke detector. Radiator. Light switch.

### Living Room 20' 11" x 12' 10" (6.37m x 3.92m)

Double glazed bay window to front elevation. Curtain pole over. Radiator at each end of the room. Two sets of ceiling lights. Ample power points. TV point. Internet point



### Kitchen 6' 0" x 15' 8" (1.83m x 4.77m)

Double glazed window to front elevation. Wood effect floor covering. Ceiling strip light. Light switch. Chrome radiator. Good range of wall and base units with roll edged work tops over. Stainless steel sink and drainer with chrome mixer taps. Built in electric oven with hob and extractor over. Slim line dishwasher. Fridge/freezer. Door off kitchen to:



### Utility Room

Glow worm boiler. Wall unit with base unit with work top over. Plumbing and washing machine. Light switch. Ceiling light. Wood effect floor covering

### Bathroom 8' 3" x 6' 4" (2.52m x 1.92m)

Enclosed ceiling light. Extractor fan. Vinyl floor covering. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Triton electric shower over bath with a curtain pole and shower curtain. Room is fully tiled with border.



### Bedroom One 13' 11" x 10' 1" (4.23m x 3.07m)

Double glazed window to rear elevation. Curtain pole over. Radiator. Ceiling light. Built in wardrobes with hanging rail and shelving. Ample power points. Light switch



### Bedroom Two 11' 5" x 8' 10" (3.47m x 2.69m)

Double glazed window to rear elevation. Curtain pole over. Radiator. Ample power points. Ceiling light. Light switch

### Outside

Allocated parking space.

## **Additional Information**

Deposit £825

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, 1 child may be considered

6 month tenancy then on a periodic tenancy

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 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 2<br>Rosemont Court<br>EXETER<br>EX2 8SY | Energy rating<br><div>C</div> | Valid until: 17 March 2032 | Certificate number: 2061-2314-4203-5121-7716 |
|-----------------------------------------------|-------------------------------|----------------------------|----------------------------------------------|

## Property type

Mid-floor flat

## Total floor area

72 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

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