

**50, Waterside, HAVEN ROAD
Exeter, EX2 8GX**



A two bedroom, first floor, purpose built Riverside Apartment located on the popular and historic Quayside, close to local amenities, including cafes, shops and restaurants and within walking distance of the City Centre. The apartment benefits from allocated underground parking. EPC Rating C.

Available End of June 2021

Monthly Rent of £900

THE ACCOMMODATION COMPRISES:

Communal Area

Communal door with stairs to FIRST FLOOR. Door to:

Hallway

Large storage cupboard. Power points. Night storage heater. Security entry phone. Telephone point. Cupboard housing hot water cylinder. Smoke detector. Door to:

Bathroom 10' 5" x 6' 6" (3.2m x 2.0m)

White suite comprising bath with chrome mixer tap, TRITON electric shower and glass shower screen, low level WC, wash hand basin with chrome mixer taps. Mirror. Extractor fan. Electric wall mounted heater.



Bedroom One 9' 6" x 15' 7" (2.92m x 4.77m)

Electric wall mounted heater. Built-in wardrobes and dressing table. Wall mounted mirror. Double door opening onto small Balcony overlooking the inner Courtyard of Waterside. Curtains with tie-backs. Power points.



Bedroom Two 14' 2" x 6' 11" (4.34m x 2.13m)

Double glazed window with views over the canal. Curtain track and curtains. TV point. Power points. Electric wall mounted heater.

Living Room 12' 5" x 16' 9" (3.79m x 5.13m)

Wall lights. Central ceiling light. Newly fitted carpet in cream. Double doors opening onto Balcony with views over the canal. Curtains over. Two night storage heaters. Telephone point. TV point. Power points. Archway through to:



Kitchen 10' 5" x 6' 5" (3.20m x 1.97m)

Range of cream base and wall units. Electric built-in oven and ceramic hob with extractor hood over. Fridge/freezer. Washer/dryer. Chrome spotlight track. Stainless steel 1½ bowl sink and drainer with chrome mixer taps. Power points.



Outside

There is an allocated underground parking space marked number 50.



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

Additional Information

Deposit £900

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.

Energy Performance Certificate



50, Waterside, EXETER, EX2 8GX

Dwelling type: Mid-floor flat
 Date of assessment: 24 October 2013
 Date of certificate: 24 October 2013

Reference number: 8417-7520-1439-9514-2926
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 67 m²

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

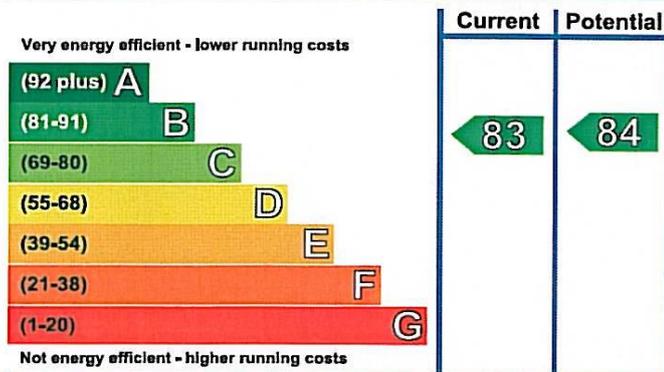
Estimated energy costs of dwelling for 3 years:	£ 909
Over 3 years you could save	£ 60

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 144 over 3 years	
Heating	£ 330 over 3 years	£ 342 over 3 years	
Hot Water	£ 363 over 3 years	£ 363 over 3 years	
Totals	£ 909	£ 849	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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).

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£15	£ 57	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.