

13, Powhay Mills, Tudor Street Exeter, EX4 3BT



A modern one bed Second floor flat with a parking space conveniently situated close to Exeter's historic quayside and city centre, St Davids train station is a short walk away. The property benefits from gas central heating, double glazing and a communal lift. EPC Rating C.

Available Mid October 2016

Monthly Rent of £675 + Application Fees*

THE ACCOMMODATION COMPRISES:

Communal Entrance Hallway

Communal front door. Stairs to Second floor. Lift to all floors

Entrance Hall

Wooden fire door leading to hallway. Ceiling light. Entry phone. Coat hooks. Radiator. Double power point. Wood effect laminate flooring. Storage cupboard with shelving & heater

Living Room 19' 8" x 9' 6" (6.0m x 2.9m)

uPVC French door leading to balcony. Curtain track & curtains. Two ceiling lights. Radiator. Central heating thermostat. TV point. Ample power points. Telephone point. Door leading through to:



Kitchen 11' 2" x 9' 6" (3.4m x 2.9m)

Chrome spotlight track. Extractor fan. Radiator. Wood effect laminate flooring. Built in electric oven with gas hob over & Extractor over. Indesit washing machine. Hotpoint fridge. Good range of wall & base units with marble effect worktops and splash backs. Ample power points. Stainless steel sink & drainer with chrome mixer taps. Central heating boiler. Ample power points. Light switches.



Bedroom 13' 5" x 9' 10" (4.1m x 3.0m)

uPVC door leading on to the balcony with two windows. Curtain track & curtains over. Beige carpet. Ceiling light. Radiator. Ample power points. Ceiling light. Light switch



Bathroom

Two ceiling spotlights. Extractor fan. Low level WC, Pedestal wash hand basin & Bath all in white with chrome furniture. Electric shower over the bath with glass shower screen. Mirror & shelf. Shaver point. Radiator. Shower & light pull cords



Outside

Allocated parking space

Additional Information

*Application fees apply as follows:

Reference Fee £75 per person **non-refundable**

Administration Fee £70 per person, payable before start of the Tenancy. Both the above are inclusive of VAT

Deposit £675

Council Tax Band A

Sorry no DSS or Pets ideal for a professional couple or a single person

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

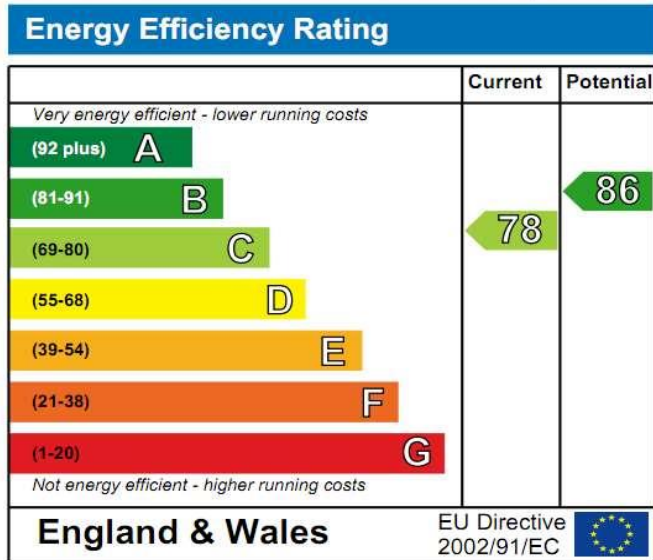


13, Powhay Mills
Tudor Street

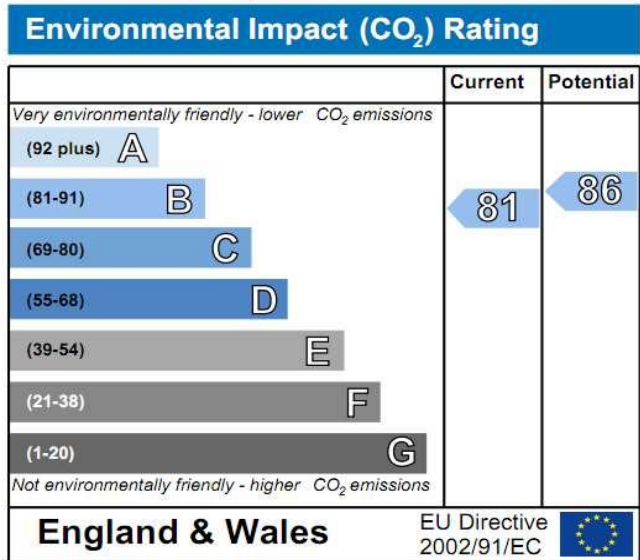
Dwelling type: Mid-floor flat
Date of assessment: 14 April 2009
Date of certificate: 14 April 2009
Reference number: 9448-2006-6254-5891-5034
Total floor area: 57 m²

EXETER
EX4 3BT

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	158 kWh/m ² per year	111 kWh/m ² per year
Carbon dioxide emissions	1.4 tonnes per year	1.0 tonnes per year
Lighting	£43 per year	£30 per year
Heating	£271 per year	£173 per year
Hot water	£64 per year	£72 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit www.energysavingtrust.org.uk/myhome