

“STRAWBERRY COTTAGE”

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34 HOMEFIELD ROAD HEAVITREE
EXETER DEVON EX1 2QU



All Correspondence to:
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“STRAWBERRY COTTAGE”

This spacious 3 storey, 3 bedroom terraced house has been fully refurbished and is offered for rent on a six month or twelve month tenancy.

The property is positioned on Homefield Road, which is relatively quiet, off the main Heavitree Road into Exeter. Parking is available on the road outside. We recommend viewing to appreciate the character of the house.

Outside there is a small garden planted with various shrubs.

This property is spacious with Lounge, kitchen downstairs, two bedrooms on the next floor and a third larger room on the second floor.

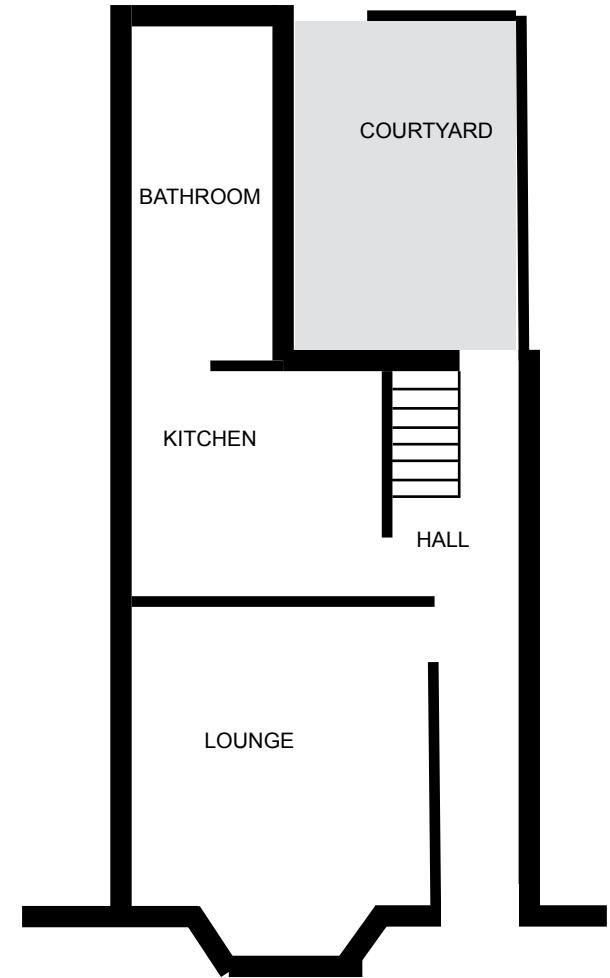
DOWNSTAIRS

The Hall leads to the spacious lounge, with blinds and fitted carpet. Further on is the kitchen with ample cupboards, cooker and fridge.

The bathroom leads from the kitchen. A new combi boiler is fitted here offering hot water on demand.

The hallway leads to a small but useful basement area, with washing machine and fridge, with more storage area. There is back door leading onto an enclosed yard. This is South facing and a pleasant sun trap.

A back gate leads out to a side road, ideal for bicycles.



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KITCHEN 8'9" max x 9'5" max
(2.67m max x 2.87m max)

Good size with modent units, gas cooker and fridge
Window overlooking back yard

Small, secure back yard with a gate leading to the side road
This yard is a suntrap during a sunny day.



RECEPTION ROOM 10'3" max x 10'1" max
(3.12m max x 3.07m max)

Large room with bay window. Electric fireplace
Carpet. Window blinds



BATHROOM 9' x 11'11"
(2.74m x 3.63m)

Bath with shower wall attachment
New toilet. New boiler 2011 giving hot water on demand
Timber floor.

BASEMENT 12'2" max x 10'11" max exc. bay
(3.7m max x 3.33m max exc bay)

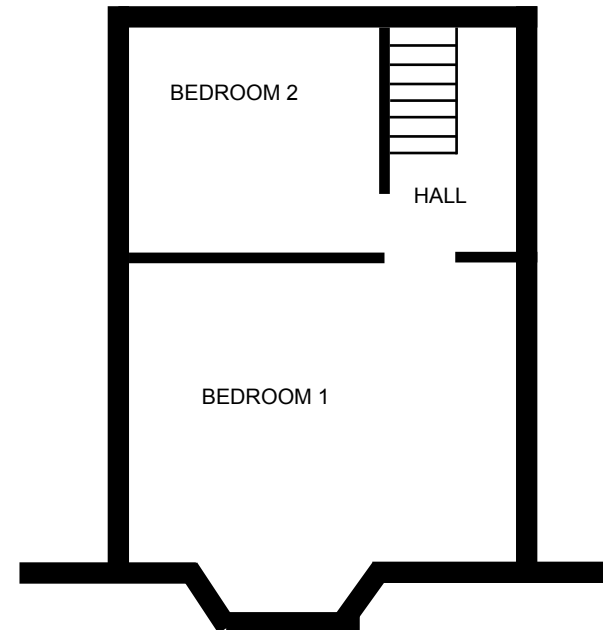
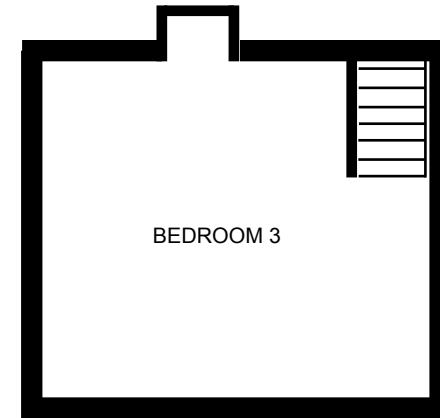
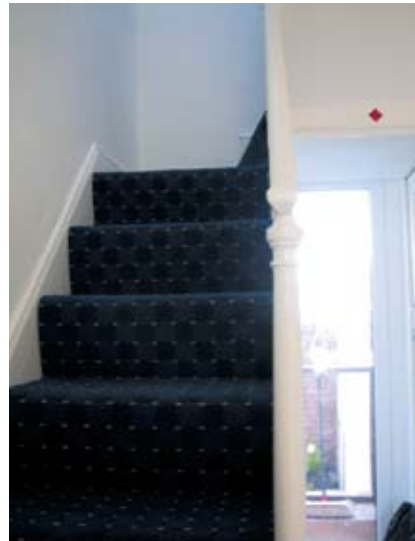
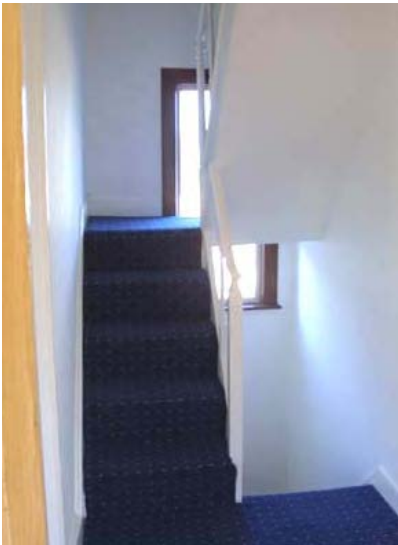
Very useful basement for storage.
Washing machine and freezer with work
surface and storage rack.



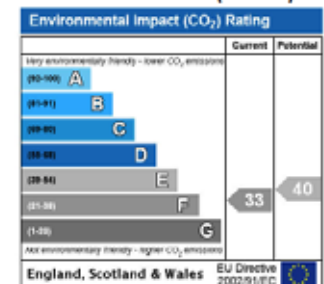
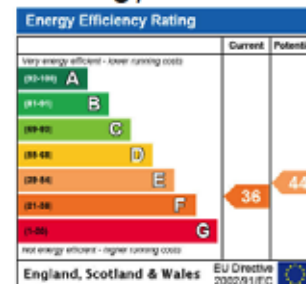
UPSTAIRS

A staircase leads to the first floor landing, with doors to two bedrooms - both spacious.

The staircase continues upwards to the top floor where there is a larger room, Ideal as a third bedroom, study or workplace. This room enjoys views to the South East.



Energy Performance Certificate (EPC)



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BEDROOM 1

Approx 9'x 9'

A large double bedroom with plenty of light through the west facing windows. Carpet. Radiator. Curtains. There is a dressing table and built in cupboards fitted at one end.



BEDROOM 2

9' max x 11' max
(2.74m max x 3.35m max)

The back double bedroom with East facing window. Carpet. Radiator. Curtains



BEDROOM 3

15'3" max x 10'11" max exc. bay
(4.65m max x 3.33m max exc. bay)

This is a great attic room with plenty of space for a double bed - or could be used as a large study. Dormer window facing East with views towards Exeter airport.



HALLWAY

Hallways are classic character with banister throughout



DETAIL

BOILER FOR HOT WATER AND HEATING

Pressure should be approx 1 Bar. Boiler controlled by

1. Thermostat in hall
2. Control panel on front of boiler.

For all plumbing problems Graham Harris, Mobile 07841 650234, alternatively Strawberry on 01590 645082 Mobile: 07966 400 486

SERVICES:

Council Tax Band C £1320.00 PA (2013).

Register with Exeter Council online at: <http://www.exeter.gov.uk>

RUBBISH

A wheel bin is provided . Please put out the bin at the end of the alley.
Collected on Wednestays. Check all details on the Council website :
www.exeter.goc.uk

ELECTRICITY

The supply is metered. There is a new electricity consumer box in the basement.

You will need to arrange to pay for the supply when the bill comes in.

The control box has cut-outs for all areas. A cut-out can be easily reset.

If it happens more than once - leave and either call the ELECTRICIAN

(Lynton 01392 271887, mob 07964 029063) or Strawberry

Supplier is Southern Electric 0845 600 2006

You are responsible for bills from entry date to departure.

GAS

Gas meter is outside in front garden.

For any problems contact the PLUMBER Graham Harris, Mobile 07841 650234

Gas supply is billed by Southern Electric 0845 600 2006

WATER

Mains tap is on the floor in the toilet. Turn clockwise to shut off but THEN SWITCH OFF HEATING BOILERand report to Plumber

TV / BROADBAND

Various TV Aerials are installed.

For broadband, Sky/Virgin etc, please arrange this with the supplier.

LOCAL AREA

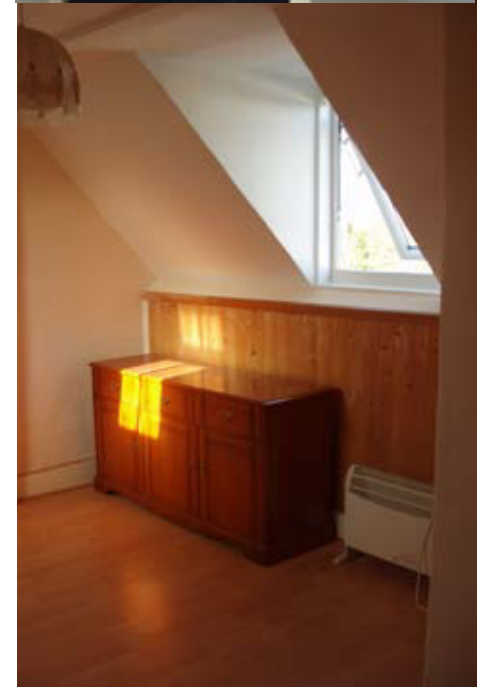
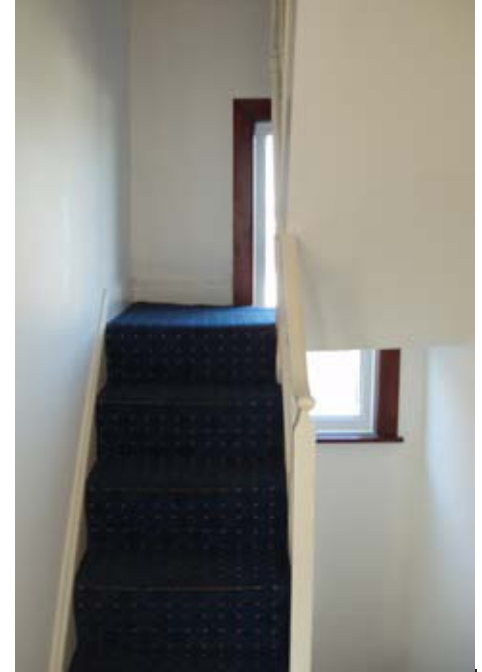
Heavitree has a thriving shopping area just a short distance from the property. Hospitals and schools are all nearby.

EXETER

The City centre is very attractive, full of character. There are numerous large businesses established here, plus training hospitals and educational establishments

LIMITATIONS

Pets at landlords discretion only. No un-waged.



CONTACT AND VIEWING

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