

**93, Mount Pleasant Road, MOUNT PLEASANT
Exeter, EX4 7AD**



STUDENT RENTAL PROPERTY AT £150.00 PER PERSON PER WEEK:

A FIVE BEDROOM TERRACED HOUSE SITUATED IN THE MOUNT PLEASANT AREA OF EXETER WITH TWO EXCELLENT BATHROOM/SHOWER ROOMS, SEPARATE LOUNGE WITH TV AND LARGE KITCHEN/DINER.

AVAILABLE FOR THE ACADEMIC YEAR 2024/2025

THE ACCOMMODATION COMPRISES:

Entrance

Wooden front door to ENTRANCE VESTIBULE: Quarry tiled floor. Wooden glazed door to

Hallway

Ceiling light. Radiator. Power point. Coat hooks. Under stairs cupboard housing consumer unit and electric meter. Fire extinguisher. Telephone point. Light switch. Smoke alarm. Door to:

Bedroom One 12' 10" x 14' 3" (3.92m x 4.37m)

Double glazed sash bay window to front elevation. Curtain track and curtains over. Ceiling light. Brick fireplace with brick hearth and wooden mantle. Power points. Telephone point. Radiator. Light switch.

Bedroom Two 12' 6" x 10' 11" (3.83m x 3.34m)

Double glazed patio door to rear elevation with window above. Curtain track and curtains over. Ceiling light. Radiator. Victorian fireplace with wooden surround. Built-in storage cupboard with shelving. Power points. Light switch.

Living Room 12' 2" x 13' (3.71m x 3.96m)

Double glazed sash window to side elevation. Curtain track and curtains over. Central heating controls. Ceiling light. Flat screen TV attached to wall. Power points. Internet point. Radiator. Light switch.



Kitchen/Breakfast Room 10' 8" x 10' 2" (3.25m x 3.1m)

Double glazed windows to side and rear elevations. Double glazed door to rear garden. Ceiling spotlight track. Lino flooring. Good range of wall and base units with formica roll edged work surface. Stainless sink and drainer with chrome mixer taps. Power points. Large fridge/freezer. Separate fridge. Electric double oven and hob with extractor above. Dishwasher. Washing machine. Radiator.



Stairs from Hallway to

FIRST FLOOR LANDING: Access to roof space. Ceiling lights. Smoke detector. Isolator switches. Radiator. Large cupboard with shelving for storage. Light switches. Door to:

Bedroom Three 10' 7" x 10' 6" (3.24m x 3.21m)

Double glazed bay window to rear elevation. Curtain track and curtains over. Ceiling light. Radiator. Power points. Light switch.

Shower Room 6' 1" x 5' (1.85m x 1.52m)

Double glazed window to side elevation. Enclosed ceiling light. Extractor fan. Shower pull cord. Light pull cord. Pedestal wash hand basin with mirror, shaver light and socket above. Low level WC. Shower cubicle with electric shower. All in white with chrome furniture. Smoke detector.

Bathroom 6' 8" x 4' 10" (2.03m x 1.47m)

Double glazed window to side elevation. Enclosed light fitting. Extractor fan. Smoke detector. Light pull cord. Heated towel rail. Medicine cabinet. Pedestal wash hand basin with mirror, light and shaver socket above. Low level WC. Bath with shower over, curtain track and curtain. All in white with chrome furniture.



Bedroom Four 11' x 12' 4" (3.35m x 3.76m)

Double glazed window to rear elevation. Ceiling light. Radiator. Power points. Light switch. Boxed in fireplace with wooden surround. Built-in wardrobe with cupboard above.

Bedroom Five 14' 3" x 16' 8" (4.36m x 5.09m)

Double glazed bay window to front elevation. Curtain track and curtains over. Ceiling light. Two radiators. Built-in wardrobe with shelves and cupboard over. Power points. Light switch.

Outside

To the rear of the property is a small garden laid partly to lawn and partly to concrete with a rear gate and shed. To the front is resident's parking where two permits per property can be obtained from Exeter City Council

**Additional Information**

Holding Fee of £100 which will go towards the deposit to be signed by the 31st March 2024

11 month fixed 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 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



93 Mount Pleasant Road, EXETER, EX4 7AD

Dwelling type: Mid-terrace house
Reference number: 8508-6321-5220-5535-7906
Date of assessment: 05 September 2018
Type of assessment: RdSAP, existing dwelling
Date of certificate: 11 September 2018
Total floor area: 118 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

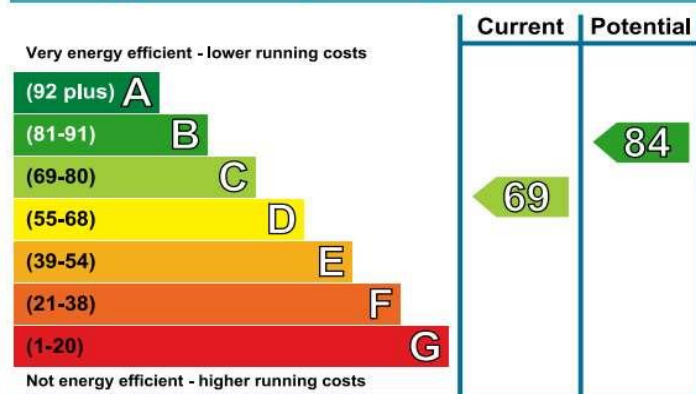
Estimated energy costs of dwelling for 3 years:	£ 2,580
Over 3 years you could save	£ 591

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 312 over 3 years	£ 225 over 3 years	
Heating	£ 1,980 over 3 years	£ 1,569 over 3 years	
Hot Water	£ 288 over 3 years	£ 195 over 3 years	
Totals	£ 2,580	£ 1,989	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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).
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 297
2 Floor insulation (suspended floor)	£800 - £1,200	£ 123
3 Low energy lighting for all fixed outlets	£25	£ 75

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.