

**45, Devonshire Place,  
Exeter, EX4 6JA**



**STUDENT RENTAL PROPERTY AT £180.00 PER PERSON PER WEEK:**

**A FOUR BEDROOM, FURNISHED, SEMI-DETACHED STUDENT HOUSE ON THREE FLOORS, SITUATED CLOSE TO BOTH THE UNIVERSITY AND CITY CENTRE. THE PROPERTY BENEFITS FROM PRIVATE PARKING FOR TWO CARS.**

**AVAILABLE FOR THE ACADEMIC YEAR 2024/2025.**

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

Double glazed front door to ENTRANCE HALL: Ceiling lights. Radiator. Light switch. Power point. Under stairs cupboard. Door to:

### Bedroom One 7' 11" x 10' 4" (2.43m x 3.16m)

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



### Bedroom Two 10' 4" x 11' 4" (3.16m x 3.47m)

Double glazed Patio doors to rear garden. Curtain track and curtains over. Radiator. Ceiling light. Light switch. Power points.

### Shower Room 9' 10" x 2' 7" (3.02m x 0.80m)

Window to side elevation. Extractor fan. Shower pull cord. Enclosed light fitting. Heated chrome towel rail. Low level WC. Pedestal wash hand basin. Shower cubicle. All in white with chrome furniture.

### First Floor Landing

Stairs to FIRST FLOOR LANDING: Ceiling light. Radiator. Light switch. Cupboard housing washing machine and tumble drier. Door to:

### Kitchen 7' 4" x 11' 9" (2.26m x 3.59m)

Double glazed window to rear elevation. Blind over. Extractor fan. Ceiling spotlights. Radiator. Fridge/freezer. Built-in electric oven and gas hob with extractor over. Stainless steel sink and drainer with chrome mixer taps. Formica roll edged work surfaces with a range of wall and base units. Tiled splashbacks. Power points. Vinyl flooring.



### Living Room 11' 9" x 12' 11" (3.59m x 3.94m)

Double glazed window to front elevation. Curtain pole and curtains over. Radiator. Central ceiling light. TV point. Power points. Light switch. Telephone point.



### Second Floor Landing

Stairs to SECOND FLOOR LANDING: Access to roof space. Isolator switch. Ceiling light. Double glazed window to side elevation. Door to:

### Bathroom 6' 3" x 6' 10" (1.93m x 2.09m)

Double glazed window to rear elevation. Extractor fan. Ceiling light. Radiator. Isolator switch. Light pull cord. Low level WC. Pedestal wash hand basin. Bath. All in white with chrome furniture. Shower over bath with track and curtain.



**Bedroom Three 8' 0" x 10' 5" (2.44m x 3.20m)**

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

**Bedroom Four 9' 11" x 11' 7" (3.03m x 3.54m)**

Double glazed window to front elevation. Curtain track and curtains over. Radiator. Ceiling light. Built-in double wardrobe with hanging rail and shelving. Power points.

**Outside**

To the front is one off road parking space. To the rear is a small garden laid to lawn.

**Additional Information**

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

11 month fixed contract

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

**Permitted Tenants**

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



45, Devonshire Place, EXETER, EX4 6JA

**Dwelling type:** End-terrace house  
**Date of assessment:** 31 August 2018  
**Date of certificate:** 31 August 2018

**Reference number:** 8304-2895-9529-0176-7883  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 83 m<sup>2</sup>

## 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

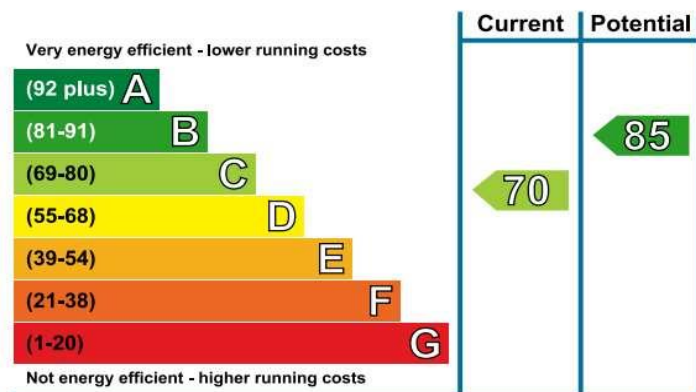
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,935</b>
<b>Over 3 years you could save</b>	<b>£ 327</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 177 over 3 years	
Heating	£ 1,401 over 3 years	£ 1,230 over 3 years	
Hot Water	£ 297 over 3 years	£ 201 over 3 years	
<b>Totals</b>	<b>£ 1,935</b>	<b>£ 1,608</b>	

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 Floor insulation (suspended floor)	£800 - £1,200	£ 108
2 Low energy lighting for all fixed outlets	£20	£ 51
3 Heating controls (room thermostat)	£350 - £450	£ 69

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](http://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.