

**27, Edgerton Park Road, PENNSYLVANIA  
Exeter, EX4 6DD**



**STUDENT RENTAL PROPERTY AT £150.00 PER PERSON PER WEEK**

**A LARGE, DETACHED, FIVE BEDROOM, FURNISHED HOUSE WITH LARGE KITCHEN PLUS DINING ROOM AND SEPARATE LOUNGE. THE PROPERTY IS CLOSE TO THE UNIVERSITY AND CITY CENTRE AND BENEFITS FROM A LARGE PARKING AREA FOR 3/4 CARS.**

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

## THE ACCOMMODATION COMPRISES:

### Entrance

Wooden front door to ENTRANCE HALL: Smoke detector. Ceiling light. Radiator. Power points. Light switch. Under stairs cupboard. Door to:

### Shower Room 5' 6" x 6' 10" (1.70m x 2.1m)

Ceiling spotlights. Extractor fan. Vinyl flooring. Pedestal wash hand basin. Low level WC. Shower cubicle. All in white with chrome fittings.

### Bedroom One 8' 7" x 9' 9" (2.63m x 2.98m)

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



### Dining area 8' 7" x 7' 3" (2.63m x 2.23m)

Double glazed window to rear elevation. Smoke detector. Lino flooring. Ceiling spotlight track. Power points. Radiator. Light switch. Step down to:

### Kitchen 8' 0" x 14' 8" (2.45m x 4.48m)

Two double glazed windows to rear elevation. Double glazed back to rear garden. Lino flooring. Ceiling spotlights. Smoke detector. Combi boiler. Large built-in fridge/freezer. Dishwasher. Washing machine. Tumble drier. Built-in electric double oven with hob and extractor over. Additional separate fridge. Stainless steel sink and drainer with chrome mixer taps. Formica roll edged work surface with white and black tiled splashback. Central heating programmer. Power points. Good range of wall and base units.



### Living Room 17' 1" x 11' 0" (5.23m x 3.36m)

Double glazed windows to front elevation. Curtain track and curtains over. Radiator. Ceiling lights. Smoke detector. Telephone point. Thermostat control. Power points. Gas fire with tiled hearth and mangle over. TV point.



### Bedroom Two 8' 0" x 16' 0" (2.44m x 4.90m)

Double glazed Patio doors to front elevation. Curtain track and curtains. Ceiling light. Radiator. Small cupboard housing consumer unit and electric meter. Power points. Light switch.

## FIRST FLOOR

From Hallway, stairs to FIRST FLOOR LANDING: Smoke alarm. Light switch. Double glazed window to side elevation. Door to:

### Bedroom Three 11' 4" x 11' 0" (3.46m x 3.38m)

Double glazed window to front elevation. Curtain track and curtains over. Radiator. Built-in wardrobe. Ceiling light. Light switch. Telephone point. Power points.

### Bathroom

Fully tiled. Radiator. Vinyl flooring. Pedestal wash hand basin with mirror over. Low level WC. Bath. All in white with chrome furniture. Shower over bath.

**Bedroom Four 8' 8" x 10' 11" (2.65m x 3.35m)**

Double glazed windows to front and rear elevations. Curtain tracks and curtains. Radiator. Ceiling light. Power points. Light switch.

**Bedroom Five 10' 0" x 11' 4" (3.05m x 3.47m)**

Double glazed window to rear elevation. Curtain track and curtains over. Radiator. Ceiling light. Cupboard housing hot water cylinder and shelving. Power points.

**Storage Room 8' 4" x 6' 10" (2.56m x 2.10m)**

Double glazed windows to side and rear elevations. Blind on one, curtain pole and curtains on the other. Power points. Light switch. Ideal room for storing bikes, surf boards etc.

**Outside**

To the rear of the property is a garden, mainly laid to lawn with a seating area. To the front is off-road parking for 3/4 cars.

**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



27, Edgerton Park Road, EXETER, EX4 6DD

**Dwelling type:** Detached house  
**Date of assessment:** 05 September 2018  
**Date of certificate:** 11 September 2018

**Reference number:** 8758-6821-5460-1525-1906  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 114 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

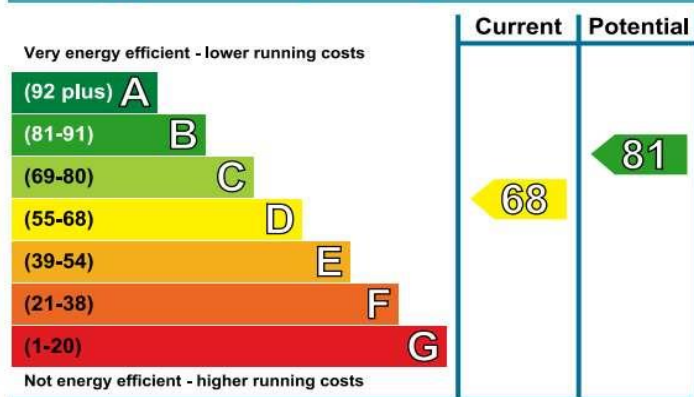
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,538</b>
<b>Over 3 years you could save</b>	<b>£ 375</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 219 over 3 years	
Heating	£ 2,025 over 3 years	£ 1,743 over 3 years	
Hot Water	£ 294 over 3 years	£ 201 over 3 years	
<b>Totals</b>	<b>£ 2,538</b>	<b>£ 2,163</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 Cavity wall insulation	£500 - £1,500	£ 150
2 Floor insulation (suspended floor)	£800 - £1,200	£ 129
3 Solar water heating	£4,000 - £6,000	£ 93

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.