



High quality house share

Fully furnished with separate living room

All inclusive rent to include bills, wifi and communal cleaning

Great location for the Eastern edge of the City



64 Jack Sadler Way
Exeter, EX2 7FP

Monthly Rental Of £595
(all inclusive)

ABOUT THE PROPERTY:

New to the professional house share market, this four double bedroom town house has just been refurbished to a high standard throughout. The property is a good size, with a modern kitchen-diner, separate living room, conservatory and garden to the rear with a shared garage and driveway. One of the bedrooms has its own ensuite shower room, the other three will share the main family bathroom and ground floor WC. The house comes fully furnished, with each bedroom having a double bed, and clothes storage, the kitchen comes with the main appliances and kitchenware, and the living room has two sofas, a flat screen TV and a dining table with chairs.

The rent includes all the bills, along with the usual utilities (gas, electric, water and council tax), there is also the wifi, regular communal cleaning and general maintenance. Jack Sadler Way is located near Digby/Kings Heath and is at the top end of the Rydons development, so close to Digby Tesco etc. The house is only 100 metres from Newcourt train so access to and from the city centre is very easy. The house is located on the edge of the city and enjoys great views over the East side of the City.

This is a professional house share and caters for professional, quiet Tenants who are looking for somewhere smart and friendly to live. To apply for the room a non-refundable application fee of £150 is payable to reserve the room and cover the references. There are no other fees going forward.

To find out which rooms we currently have available please give us a call or send us an email. Rents range from £500pcm to £550pcm all inclusive.

Tenancy Restrictions: No smokers, No Housing Benefit. Quiet professional Tenants only.

Term: Tenancies are a 6 month minimum contract with a monthly rolling period following.

Deposit: £250

**TO APPLY FOR THIS PROPERTY PLEASE CONTACT US VIA PHONE OR EMAIL,
ALTERNATIVELY YOU CAN SUBMIT AN APPLICATION THROUGH OUR WEBSITE**

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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Performance Certificate

64 Jack Saddler Way, EXETER, EX2 7FP

Dwelling type: Semi-detached house
Date of assessment: 17 May 2012
Date of certificate: 18 May 2012

Reference number: 8102-3138-1639-4296-0523
Type of assessment: SAP, new dwelling
Total floor area: 110 m²

Use this document to:

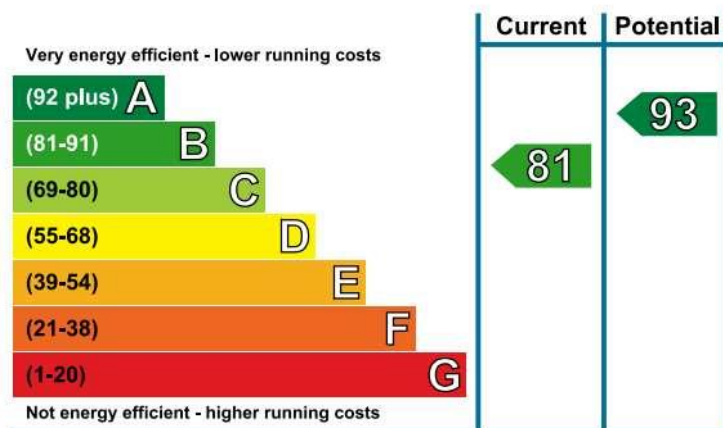
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,434
Over 3 years you could save	£ 219

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 162 over 3 years	
Heating	£ 864 over 3 years	£ 879 over 3 years	
Hot Water	£ 285 over 3 years	£ 174 over 3 years	
Totals	£ 1,434	£ 1,215	

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.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£38	£ 108
2 Solar water heating	£4,000 - £6,000	£ 111
3 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 657