



High quality house share

Four double bedrooms

Newly refurbished with new furniture and carpets

Communal living room with modern kitchen



36 Russell Walk  
Exeter, EX2 7TN

Monthly Rental Of £550  
(all inclusive)

## ABOUT THE PROPERTY:

New to the professional house share market, this four double bedroom town house has recently been refurbished to a high standard to include new furniture and carpets throughout.

The property is a good size, with a modern kitchen, separate large living/dining room, garden to the rear and a shared parking space. One of the bedrooms has its own ensuite shower room, the other three will share the main family bathroom. The house comes fully furnished, with each bedroom having a double bed, desk, chair 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.

Russell Walk is located in Digby/Kings Heath, which is a short walk from the Rydon Lane Retail Park, South West Water and Pynes Hill businesses so is ideal from anyone working in this area. There are great transport links into the city or further afield, with Digby and Sowton train station being a 5 minute walk away, as well as several bus stops all a few minutes away.

This is a professional house share and caters for professional, quiet Tenants who are looking for somewhere smart and friendly to live.

**To find out which rooms we currently have available please give us a call or send us an email.**

Rents range from £475pcm to £575pcm 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

## NO TENANT FEES

Should you wish to apply for a property a small holding deposit is payable, this will then be put towards your first months rent once the tenancy is signed. There are no fees to pay, either upfront, during or at the end of the tenancy.

Holding Deposit:

Rent greater than £900: **£200**     Rent between £900 - £450: **£100**     Rent less than £450: **£75**

**TO APPLY FOR THIS PROPERTY PLEASE CONTACT US VIA PHONE OR EMAIL**

**Phone: 01392 340936 | Email: [info@hellierridley.co.uk](mailto:info@hellierridley.co.uk) | Website: [www.hellierridley.co.uk](http://www.hellierridley.co.uk)**

### 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



36, Russell Walk, EXETER, EX2 7TN

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 02 December 2016  
**Date of certificate:** 02 December 2016

**Reference number:** 0428-8966-6272-7336-7930  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 115 m<sup>2</sup>

## Use this document to:

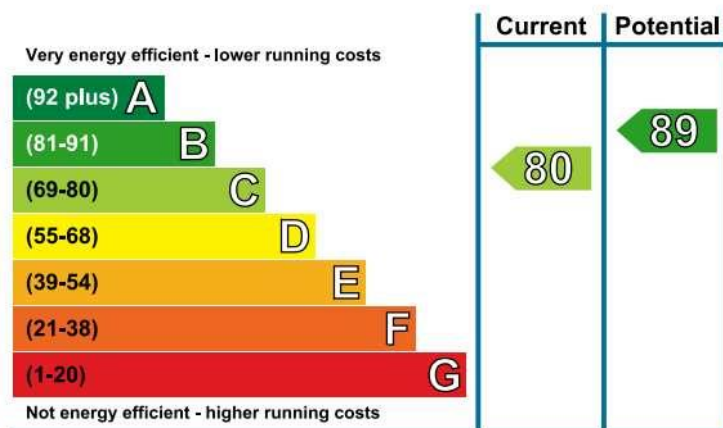
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,647</b>
<b>Over 3 years you could save</b>	<b>£ 144</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 219 over 3 years	£ 219 over 3 years	
Heating	£ 1,041 over 3 years	£ 1,044 over 3 years	
Hot Water	£ 387 over 3 years	£ 240 over 3 years	
<b>Totals</b>	<b>£ 1,647</b>	<b>£ 1,503</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	Available with Green Deal
1 Solar water heating	£4,000 - £6,000	£ 144	✓
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 888	✓

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.