

## **51, Elmside, Mount Pleasant Exeter, EX4 6LS**



**STUDENT RENTAL PROPERTY AT £160.00 INCLUSIVE PER PERSON PER WEEK PER ROOM**

SIX INDIVIDUAL STUDENT ROOMS AT £160.00 INCLUSIVE PER PERSON PER WEEK PER ROOM. A SIX BEDROOM, FULLY FURNISHED STUDENT PROPERTY, IDEALLY LOCATED FOR THE MAIN CAMPUS OR ST. LUKES EXETER UNIVERSITY. INTERNALLY THE PROPERTY INCLUDES TWO SHOWER ROOMS, KITCHEN AND LIVING ROOM WHILST OUTSIDE IS A COURTYARD GARDEN AND RESIDENT'S PARKING

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

## THE ACCOMMODATION COMPRISES:

### Entrance Vestibule

Wooden front door. Coir matting. Enclosed ceiling light. Partly glazed wooden door leading to:

### Entrance Hall

Smoke alarm. Ceiling light. Light switch. Under stairs cupboard housing gas meter. Radiator.

### Bedroom One 13' 9" x 12' 0" (4.20m x 3.65m)

Double glazed bay window to front elevation. Curtain track and curtains over. Ceiling light. Radiator. Double bed. Wardrobe. Chest of drawers. Desk & Chair. Book case. Light switch. TV point. Internet point. Ample power points



### Living Room 11' 3" x 10' 1" (3.44m x 3.07m)

Sofas. Ceiling light. Radiator. TV point. Internet point. Cupboard housing fuse board and internet connections. Built in shelving. Walk way through to:



### Dining Area 7' 3" x 5' 5" (2.22m x 1.66m)

uPVC door to rear garden plus window. Poly carbonated double glazed roof. Vinyl floor covering. Radiator. Fridge/freezer. Power points. Light

switches. Chrome spotlights.

### Kitchen 10' 10" x 8' 2" (3.29m x 2.50m)

Double glazed window to rear elevation. Chrome ceiling spotlight track. Valiant boiler. Tiled floor. Built in electric oven with electric hob over and extractor over. Washer/dryer. Fridge/freezers. Good range of wall and base units with wood effect work tops over and tiled splash backs. Ample power points. Alcove with shelving. Fire blanket. Central heating thermostat.



### First Floor Half Landing

Stairs leading to first floor half landing.

### Toilet 5' 1" x 2' 7" (1.55m x 0.79m)

Double glazed window to rear elevation. Enclosed ceiling light. Vinyl floor covering. Low level WC. Light pull cord

### Shower Room 6' 6" x 6' 10" (1.99m x 2.09m)

Double glazed window to rear elevation. Enclosed ceiling light. Vinyl floor covering. Chrome heated towel rail. Low level WC, Pedestal wash hand basin and Shower cubicle all in white with chrome furniture. Light pull cord

### Shower Room 7' 10" x 3' 10" (2.40m x 1.18m)

Enclosed ceiling light. Extractor fan. Heated towel rail. Pedestal wash hand basin and Double shower cubicle with chrome furniture. Mira Sport electric shower. Vinyl floor covering. Light pull cord

### Outside

Rear of the property with courtyard and large shed. Rear access gate

## **Additional Information**

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



51, Elmside, EXETER, EX4 6LS

**Dwelling type:** end-terrace house  
**Date of assessment:** 04 August 2018  
**Date of certificate:** 10 August 2018

**Reference number:** 8298-6728-6700-6714-0906  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 117 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

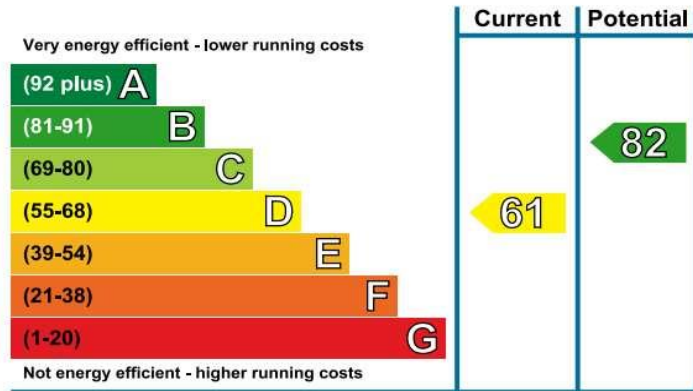
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,171</b>
<b>Over 3 years you could save</b>	<b>£ 1,083</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 237 over 3 years	
Heating	£ 2,619 over 3 years	£ 1,635 over 3 years	
Hot Water	£ 315 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 3,171</b>	<b>£ 2,088</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 Room-in-roof insulation	£1,500 - £2,700	£ 519
2 Cavity wall insulation	£500 - £1,500	£ 336
3 Floor insulation (suspended floor)	£800 - £1,200	£ 129

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.