

**3, Eldertree Gardens, ST DAVIDS
Exeter, EX4 4DE**



STUDENT RENTAL PROPERTY AT £120.00 PER PERSON PER WEEK:

A SPLIT LEVEL, FURNISHED, FIVE BEDROOM SEMI-DETACHED STUDENT HOUSE LOCATED VERY CLOSE TO THE MAIN EXETER UNIVERSITY CAMPUS, ST DAVID'S TRAIN STATION AND CITY CENTRE, COMPRISING A LARGE LOUNGE, BATHROOM, SHOWER ROOM, KITCHEN WITH BREAKFAST BAR AND DISHWASHER, UTILITY ROOM AND GARAGE.

AVAILABLE FOR THE ACADEMIC YEAR 2025/2026

THE ACCOMMODATION COMPRISES:

Entrance

Double glazed front door to ENTRANCE HALL: Smoke detector. Ceiling light. Radiator. Power point. Central heating control thermostat. Fire extinguisher. Understairs cupboard with coat hooks. Door to:

Kitchen 14' 4" x 8' 1" (4.38m x 2.48m)

Double glazed window to front elevation. Enclosed ceiling light. Heat detector. Serving hatch to Lounge. Built-in dishwasher. Electric double oven and hob with extractor above. Built-in fridge. Built-in freezer. Good range of wall and base units with formica roll edged work surfaces and white tiled splashback. Stainless steel sink and drainer with chrome mixer taps. Breakfast bar with 2 stools. Vinyl flooring. Power points. Fire blanket. Door through to garage.



Living Room 17' 3" x 15' 5" (5.26m x 4.72m)

Double glazed window to rear elevation. Curtain track and curtains over. Two radiators. Ceiling light. Smoke detector. TV point. Ample power points. Light switch.

Down stairs to:

Bedroom One 7' 7" x 15' 6" (2.32m x 4.74m)

Double glazed window to rear elevation. Double glazed door to Balcony. Curtain track and curtains. Ceiling light. Smoke detector. Break glass. Radiator. Power points. Light switch.



Bedroom Two 11' 2" x 15' 1" (3.42m x 4.60m)

Double glazed window to side elevation. Double glazed door to Balcony. Curtain track and curtains. Radiator. Ceiling lights. Light switch. Power points.

First Floor Landing

From Hallway, stairs to FIRST FLOOR LANDING: Access to loft space. Smoke detector. Ceiling light. Large storage cupboard with shelving. Door to:

Bedroom Three 11' 6" x 6' 2" (3.53m x 1.90m)

Two double glazed windows to rear elevation. Curtain track and curtains over. Radiator. Smoke alarm. Ceiling light. Power points. Light switch.

Bedroom Four 4' 6" x 8' 11" (1.38m x 2.73m)

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



Shower Room 5' 3" x 5' 3" (1.61m x 1.61m)

Extractor fan. Enclosed spotlights. Low level WC. Pedestal wash hand basin with medicine cabinet over. Shower cubicle. All in white with chrome fittings. Light pull cord. Heated towel rail. Vinyl flooring.

Bathroom 5' 8" x 7' 1" (1.75m x 2.17m)

Double glazed window to side elevation. Enclosed spotlights. Vinyl flooring. Fully tiled. Heated towel rail. Low level WC. Pedestal wash hand basin. Bath. All in white with chrome fittings. Shower over bath with shower track and curtain. Light pull cord.

Bedroom Five

Three double glazed windows to front elevation. Curtain track and curtains. Radiator. Ceiling light. Power points. Light switch. Built-in double wardrobe with hanging rail and shelving.

Outside

To the rear of the property is a small garden, mainly laid to lawn. To the side is a GARAGE with washing machine and tumble drier. Power point. Light and light switch. There is also additional parking.

Additional Information

Holding Fee of £100 which will go towards the deposit to be signed by the 31st March 2025

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



3, Eldertree Gardens, EXETER, EX4 4DE

Dwelling type: Semi-detached house
Date of assessment: 03 August 2018
Date of certificate: 07 August 2018

Reference number: 0378-2095-6298-5658-3904
Type of assessment: RdSAP, existing dwelling
Total floor area: 115 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:	£ 2,202
Over 3 years you could save	£ 198

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 261 over 3 years	
Heating	£ 1,653 over 3 years	£ 1,548 over 3 years	
Hot Water	£ 288 over 3 years	£ 195 over 3 years	
Totals	£ 2,202	£ 2,004	

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

Very energy efficient - lower running costs

(92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G

Not energy efficient - higher running costs

Current	Potential
72	83

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 (solid floor)	£4,000 - £6,000	£ 105
2 Solar water heating	£4,000 - £6,000	£ 93
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 945

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.