

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



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

A MODERN, FOUR BEDROOM, FURNISHED HOUSE LOCATED CLOSE TO THE UNIVERSITY AND ST. DAVIDS TRAIN STATION AND WITHIN WALKING DISTANCE OF THE CITY CENTRE. THE PROPERTY BENEFITS FROM HAVING GROUND FLOOR CAR PARKING UNDER COVER UNDER THE PROPERTY AND TWO BATHROOMS/SHOWER ROOMS. NEXT DOOR ALSO AVAILABLE AND CAN BE LET TOGETHER AS AN 8 BED RENTAL.

**AVAILABLE FOR THE ACADEMIC YEAR 2025/2026.**

## THE ACCOMMODATION COMPRISES:

### Entrance

Double glazed front door to ENTRANCE HALL: Ceiling light. Coat hooks. Light switch. Radiator. Storage area for vacuum, etc. Door to:

### Bedroom One 12' 3" x 7' 9" (3.75m x 2.38m)

Double glazed window to rear elevation. Blind over. Ceiling light. Radiator. Power points.

### LANDING

Up six steps to HALF LANDING: Telephone point. Power point. Ceiling light. Light switch. Double glazed door to garden. Door to:

### Cloakroom 3' 3" x 5' 9" (1.01m x 1.78m)

Ceiling light. Pedestal wash hand basin. Low level WC. Both in white with chrome furniture. Central heating combi boiler. Water meter. Lino flooring.

### FIRST FLOOR

Seven steps up to FIRST FLOOR LANDING: Ceiling light. Light switch. Door to:

### Living Room 17' 3" x 14' 8" (5.26m x 4.48m)

Two double glazed windows to front elevation. Curtain track and curtains over. Two radiators. TV point. Power points. Telephone point. Smoke alarm. Ceiling lights. Light switch.



### Kitchen 11' 2" x 7' 10" (3.42m x 2.40m)

Double glazed window to rear elevation. Blind over. Heat detector. Spotlight track. Laminate flooring. Large fridge/freezer. Dishwasher. Washing machine. Tumble drier. Built-in electric oven and hob with extractor fan above. Good range of wall and base units with formica roll edged work surfaces. Tiled splashback. Power points. Light switch.



### SECOND FLOOR

Six stairs up to SECOND HALF LANDING: Door to:

### Bathroom 5' 0" x 6' 5" (1.54m x 1.96m)

Velux window to rear elevation. Blind over. Ceiling light. Extractor fan. Radiator. Cork tiled flooring. Light pull cord. pedestal wash hand basin with mirror above. Low level WC. Bath. All in white with chrome furniture. Tiled splashback.



### Bedroom Two 9' 4" x 6' 10" (2.86m x 2.09m)

Velux window to front elevation. Blind over. Ceiling light. Radiator. Power point. Light switch.

### Bedroom Three 7' 5" x 12' 0" (2.28m x 3.68m)

Velux window to front elevation. Blind over. Ceiling light. Radiator. Power point. Light switch.

### Bedroom Four 13' 4" x 7' 10" (4.08m x 2.40m)

Velux window to rear elevation. Blind over. Ceiling light. Power point. Radiator. Light switch.



### **Outside**

To the rear of the property is a small Courtyard garden. To the front is off road parking with a further parking space under cover, under the property.

### **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



18, Eldertree Gardens, EXETER, EX4 4DE

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 06 August 2018  
**Date of certificate:** 06 August 2018

**Reference number:** 8508-6328-6330-1106-3902  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 90 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

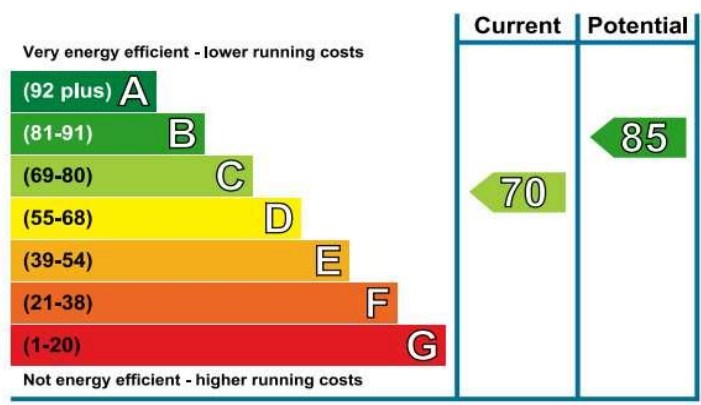
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,055</b>
<b>Over 3 years you could save</b>	<b>£ 408</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 189 over 3 years	
Heating	£ 1,563 over 3 years	£ 1,254 over 3 years	
Hot Water	£ 303 over 3 years	£ 204 over 3 years	
<b>Totals</b>	<b>£ 2,055</b>	<b>£ 1,647</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	£ 309
2 Solar water heating	£4,000 - £6,000	£ 99
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](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.