

**20, Hoopern Street,
Exeter, EX4 4LY**



STUDENT RENTAL PROPERTY AT £150.00 PER PERSON PER WEEK:

A FURNISHED, THREE BEDROOM, TERRACED HOUSE VERY CLOSE TO THE UNIVERSITY AND CITY CENTRE WITH SEPARATE LOUNGE AND DINING ROOM/CONSERVATORY, FULLY DOUBLE GLAZED WITH PARKING AVAILABLE. INTERNET ROUTER PROVIDED.

AVAILABLE FOR THE ACADEMIC YEAR 2025/2026.

THE ACCOMMODATION COMPRISES:

Entrance

Wooden front door to ENTRANCE VESTIBULE: Coir matting. Half glazed door to HALLWAY: Ceiling light. Light switch. Radiator. Carpet. Smoke alarm. Door to:

Living Room 12' 10" x 9' 7" (3.93m x 2.94m)

Double glazed patio door leading to Conservatory. Ceiling light. Gas fire with tiled surround and hearth. TV point. Radiator. Light switch. Central heating programmer. Door to under stairs cupboard housing electric and gas meters and consumer unit. Archway through to:



Kitchen 9' 9" x 6' 7" (2.99m x 2.02m)

Double glazed window to rear elevation. Window to side elevation into Conservatory with door leading into Conservatory. Ceiling strip light. Smoke detector. Free standing gas cooker with four rings. Extractor above. Washer/drier. Large upright fridge/freezer. Good range of wall and base units. Central heating boiler. Formica roll edged work surfaces with stainless steel sink and drainer with chrome mixer taps. Power points. Wood effect flooring. Door to:



Conservatory/Dining Room 7' 8" x 9' 5" (2.35m x 2.89m)

Ceiling spotlight track. Radiator. Light switch. Sliding door to rear Courtyard.



Bedroom One 9' 10" x 12' 0" (3.01m x 3.66m)

Double glazed window to front elevation. Curtain track and curtains over. Radiator. Ceiling light. Power points.

FIRST FLOOR

Stairs to FIRST FLOOR LANDING: Enclosed wall light. Smoke detector. Access to roof space. Light switch. Door to:

Bathroom 9' 7" x 6' 7" (2.94m x 2.01m)

Double glazed sash window to side elevation. Radiator. Extractor fan. Isolator shower switch. Ceiling striplight. pedestal wash hand basin with mirror above. Low level WC. Bath. All with chrome furniture. Shower over bath. Light pull cord.

Bedroom Two 14' 2" x 9' 7" (4.33m x 2.93m)

Two double glazed windows to front elevation. Curtain track and curtains. Radiator. Two built-in wardrobes. Power points. Light switch.



Bedroom Three 9' 4" x 9' 1" (2.87m x 2.78m)

Double glazed sash window to rear elevation. Curtain track and curtains over. Radiator. Built-in wardrobe and cupboard above. Separate built-in shelving area with cupboard over. Power points. Light switch.



Outside

To the rear of the property is a very small Courtyard garden. To the front is resident's parking where two permits per property can be obtained from Exeter City Council.

Additional Information

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

11 month fixed contract

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



20, Hoopern Street, EXETER, EX4 4LY

Dwelling type: Mid-terrace house
Date of assessment: 05 September 2018
Date of certificate: 11 September 2018

Reference number: 0758-2070-6211-5058-8930
Type of assessment: RdSAP, existing dwelling
Total floor area: 76 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

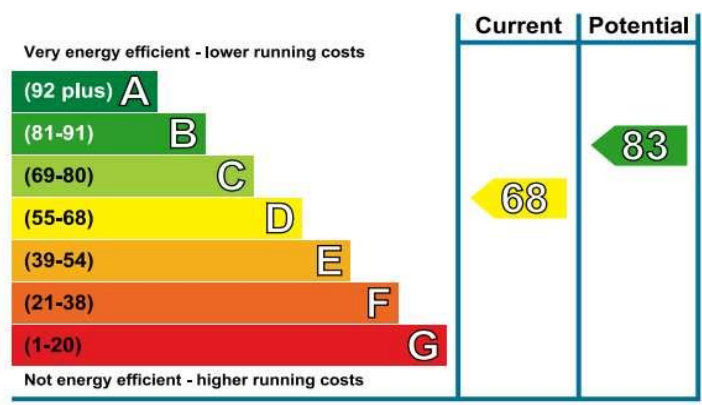
Estimated energy costs of dwelling for 3 years:	£ 1,947
Over 3 years you could save	£ 258

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 201 over 3 years	
Heating	£ 1,482 over 3 years	£ 1,311 over 3 years	
Hot Water	£ 264 over 3 years	£ 177 over 3 years	
Totals	£ 1,947	£ 1,689	

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 Internal or external wall insulation	£4,000 - £14,000	£ 171
2 Solar water heating	£4,000 - £6,000	£ 87
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.