

**8, Eldertree Gardens, St Davids  
Exeter, EX4 4DE**



**STUDENT RENTAL PROPERTY AT £120.00 EXCLUSIVE PER PERSON PER WEEK:**

A MODERN, FIVE BEDROOM, FURNISHED HOUSE LOCATED CLOSE TO THE UNIVERSITY AND ST. DAVIDS TRAIN STATION, WITHIN WALKING DISTANCE OF THE CITY CENTRE. THE PROPERTY BENEFITS FROM HAVING TWO BATHROOMS.

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

## THE ACCOMMODATION COMPRISES:

### Entrance Hall

uPVC partly glazed front door. Understairs storage. Ceiling light. Light switch.

### Bedroom One 7' 4" x 16' 4" (2.24m x 4.99m)

uPVC window to front elevation. Ceiling light. Radiator. Single bed. Chest of drawers. Wardrobe. Desk and chair. Ample power points. Light switch



### Bedroom Two 6' 10" x 9' 7" (2.09m x 2.91m)

uPVC window to front elevation. Radiator. Under stairs storage. Beige carpet. Single bed. Chest of drawers. Wardrobe. Desk and chair. Ample power points. Ceiling light. Light switch

### Half Landing

Stairs from hallway. Stairs leading to:

### Bathroom - Half Landing 6' 10" x 4' 9" (2.09m x 1.44m)

Combi boiler. Low level WC, Wash hand basin and Bath all in white with chrome furniture. Thermostatically controlled shower over the bath. Shower curtain and rail. Ceiling light. Laminate flooring.

### First Floor Landing

Stairs leading to:

### Kitchen 7' 11" x 13' 7" (2.41m x 4.13m)

Good range of wall and base units with roll edged worktops over. Stainless steel sink and drainer with chrome mixer taps. Built in electric oven with electric oven below and extractor over. Washing machine. Tumble dryer. Microwave. Fridge freezer. Radiator. Rear access door to St Davids Hill. Wood effect flooring. Fire alarm system



### Living Room 15' 3" x 11' 7" (4.65m x 3.52m)

Two double glazed windows to front elevation. Ceiling light. Beige carpet. Sofas. Dining table and chairs. Radiator. Ample power points. Fridge freezer



### Second Half Landing

Stairs to second floor

### Bathroom Two - Second Half Landing 6' 9" x 6' 2" (2.06m x 1.87m)

Double glazed window to front elevation. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Electric shower over the bath. Vinyl floor covering. Radiator. Enclosed ceiling light. Light pull cord

### Second Floor Landing

### Bedroom Three 11' 5" x 9' 1" (3.47m x 2.77m)

Velux windows to rear elevation. Built in wardrobe. Light switch. Central ceiling light. Single bed. Chest of drawers. Desk and chair



### **Bedroom Four 5' 11" x 13' 11" (1.80m x 4.23m)**

Velux window to front elevation. Central ceiling light. Ample power points. Light switch. Single bed. Chest of drawers. Wardrobe. Desk and chair



### **Bedroom Five - Rear 7' 10" x 12' 7" (2.38m x 3.83m)**

Double glazed window to side elevation. Ceiling light. Double bed. Mezzanine storage area. Chest of drawers. Wardrobe. Desk and chair. Power points



### **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



8, Eldertree Gardens, EXETER, EX4 4DE

**Dwelling type:** Semi-detached house  
**Date of assessment:** 06 June 2019  
**Date of certificate:** 06 June 2019

**Reference number:** 0055-2846-6366-9001-9415  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 106 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

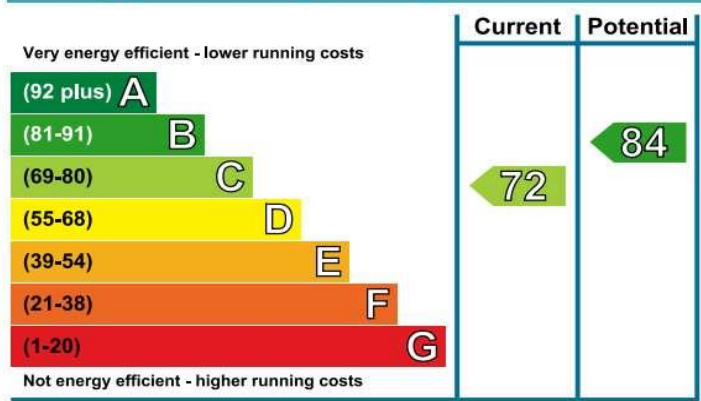
|  |                |
|--|----------------|
| <b>Estimated energy costs of dwelling for 3 years:</b> | <b>£ 2,112</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 291</b>   |

## Estimated energy costs of this home

|               | Current costs        | Potential costs      | Potential future savings |
|---------------|----------------------|----------------------|--------------------------|
| Lighting      | £ 216 over 3 years   | £ 216 over 3 years   |                          |
| Heating       | £ 1,587 over 3 years | £ 1,395 over 3 years |                          |
| Hot Water     | £ 309 over 3 years   | £ 210 over 3 years   |                          |
| <b>Totals</b> | <b>£ 2,112</b>       | <b>£ 1,821</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 Heating controls (room thermostat) | £350 - £450     | £ 87                         |
| 2 Solar water heating                | £4,000 - £6,000 | £ 99                         |
| 3 Replacement glazing units          | £1,000 - £1,400 | £ 105                        |

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.