

**74, Athelstan Road, ST LEONARDS  
Exeter, EX1 1SB**



**STUDENT RENTAL PROPERTY AT £140.00 PER PERSON PER WEEK:**

A FULLY FURNISHED FIVE BEDROOM STUDENT PROPERTY WITH MODERN KITCHEN, TWO BATHROOMS/SHOWER ROOMS AND A FURTHER CLOAKROOM. THE PROPERTY IS IDEALLY LOCATED FOR EITHER ST. LUKES OR THE MAIN CAMPUS OF EXETER AND IS ALSO JUST A SHORT WALK FROM THE CITY CENTRE.

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

**THE ACCOMMODATION COMPRISES:**

**Entrance**

Front door into ENTRANCE VESTIBULE: Door to HALLWAY: Quarry tiled floor. Storage cupboard. Radiator. Door to:

**Living Room 13' 6" x 11' 6" (4.12m x 3.51m)**

Bay sash window to front elevation. Curtain track and curtains. Telephone point. TV point. Ornamental fireplace with wooden surround. Radiator. Power points.



**Bedroom One 11' 10" x 9' 6" (3.63m x 2.91m)**

French doors to rear elevation. Radiator. TV aerial point. Internet point.

**Kitchen/Breakfast Room 19' 7" x 10' 10" (5.99m x 3.32m)**

Three double glazed windows, one to rear elevation and two to side elevation. Blinds over. Electric double oven, gas hob. Washing machine. Fridge. Freezer. Single drainer stainless steel sink with chrome mixer taps. Good range of wall and base units in beech effect with roll edged worktops. Tiled flooring. Radiator. Double glazed door leading to garden.



**WC 4' 5" x 3' 6" (1.37m x 1.07m)**

Double glazed window. Low level WC. Wash hand basin. Radiator. Boiler.

**FIRST FLOOR**

Stairs leading to FIRST FLOOR LANDING: Two radiators. Door to:

**Bedroom Two 9' 4" x 12' 0" (2.85m x 3.67m)**

Double glazed window to rear elevation. Curtain track and curtains. Double radiator. Built-in wardrobe. TV point. Internet point. Power points



**Bathroom 5' 8" x 6' 11" (1.75m x 2.13m)**

Window to side elevation. Blind over. Full tiled, white low level suite with chrome fittings. Shower attachment over bath. Separate shower cubicle in white with chrome furniture. Radiator. Vinyl flooring.

**Bedroom Three 11' 11" x 9' 4" (3.65m x 2.86m)**

Double glazed window to rear elevation. Curtain track and curtains. Internet point. TV point. Radiator. Large built-in wardrobe. Power points.

**Bedroom Four 13' 6" x 15' 1" (4.14m x 4.62m)**

Large bay window to front elevation. Curtain track and curtains. Two radiators. Internet point. TV point. Ornamental fireplace with wooden surround.

**SECOND FLOOR**

Stairs to SECOND FLOOR LANDING: Door to:

**Bedroom Five 12' 11" x 14' 2" (3.96m x 4.34m)**

Wooden sash window to front elevation. Curtain track and curtains. Internet point. TV point. Power points. Door to:



**En-suite 5' 0" x 8' 6" (1.54m x 2.60m)**

Radiator. Vinyl flooring. Low level WC in white. Shower cubicle in white, fully tiled.

**Outside**

To the rear is a paved area and steps leading to further paved area. Shrubbery with various shrubs. Rotary clothes line. To the front is resident's parking where two permits 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



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**Dwelling type:** Mid-terrace house  
**Date of assessment:** 10 October 2018  
**Date of certificate:** 11 October 2018

**Reference number:** 9340-2880-6400-9498-0561  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 125 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

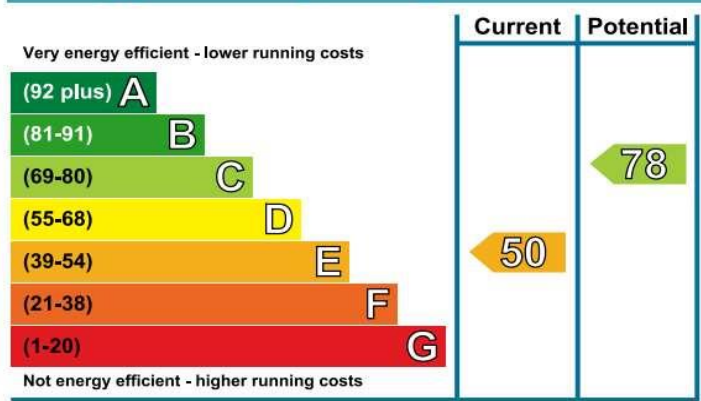
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,275</b>
<b>Over 3 years you could save</b>	<b>£ 1,785</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 270 over 3 years	£ 270 over 3 years	
Heating	£ 3,528 over 3 years	£ 1,998 over 3 years	
Hot Water	£ 477 over 3 years	£ 222 over 3 years	
<b>Totals</b>	<b>£ 4,275</b>	<b>£ 2,490</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	£ 783
2 Cavity wall insulation	£500 - £1,500	£ 285
3 Floor insulation (suspended floor)	£800 - £1,200	£ 132

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.