

**1B, Herschell Road, ST JAMES
Exeter, EX4 6LX**



STUDENT RENTAL PROPERTY AT £155.00 PER PERSON PER WEEK:

VERY CENTRAL, THREE DOUBLE BEDROOM FURNISHED APARTMENT
WITH SPACIOUS LOUNGE, RECENTLY FITTED KITCHEN WITH
APPLIANCES AND FITTED BATHROOM/SHOWER. THE PROPERTY IS
WITHIN CLOSE WALKING DISTANCE OF THE CITY CENTRE AND
UNIVERSITY MAIN CAMPUS.

AVAILABLE FOR THE ACADEMIC YEAR 2026/2027.

THE ACCOMMODATION COMPRISES:

Entrance

Wooden front door to:

Entrance hallway 11' 1" x 7' 10" (3.40m x 2.40m)

Large bay window to side elevation. Curtain track and curtains over. Ceiling light. Light switch. Great area for bike storage/surfboards, etc. Coat hooks.

FIRST FLOOR

Stairs to FIRST FLOOR LANDING: Radiator. Ceiling light. Power point. Light switch. Central heating programmer. Door to:

Kitchen 11' 2" x 7' 3" (3.42m x 2.23m)

Double glazed window to rear elevation. Ceiling light. Wood effect flooring. Radiator. Free standing gas cooker. Dishwasher. Washer/drier. Fridge and separate freezer. Extractor fan over cooker. Stainless steel sink and drainer with chrome mixer taps. Formica roll edged work surfaces. Tiled splashback. Good range of wall and base units. Combi central heating boiler. Power points.



Bedroom One 11' 3" x 12' 9" (3.43m x 3.89m)

Double glazed window to side elevation. Roller blind over. Sash window to front elevation. Curtain track and curtains over. Large built-in wardrobe with hanging rail and cupboard over. Radiator. Ceiling light. Power points. Light switch.



Bathroom 7' 8" x 6' 1" (2.36m x 1.88m)

Sash window to front elevation. Enclosed ceiling light. Large chrome heated towel rail. Pedestal wash hand basin with mirror, shelf and shaver socket above. Low level WC. Bath. All in white with chrome furniture. Bath area fully tiled with power shower over and curtain track and curtain. Lino flooring. Light pull cord.

Living Room 15' 4" x 13' 6" (4.69m x 4.12m)

Double glazed windows to front and side elevation. Curtain track and curtains over. Ceiling light. Electric fire and marble surround and wooden mantle over. TV point. Various power points. Radiator. Light switch.



SECOND FLOOR

Stairs to SECOND FLOOR LANDING: Sky light. Smoke detector. Light and switch. Door to:

Bedroom Two 11' 3" x 8' 6" (3.45m x 2.60m)

Sash window to front elevation. Curtain track and curtains over. Ceiling light. Storage cupboard in eaves. Light switch. Radiator. Power points.



Bedroom Three 7' 7" x 14' 0" (2.32m x 4.27m)

Sash window to front elevation. Curtain track and curtains over. Ceiling light. Radiator. Power points. Light switch.

Outside

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 2026

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



1b, Herschell Road, EXETER, EX4 6LX

Dwelling type: Top-floor maisonette
Date of assessment: 03 August 2018
Date of certificate: 06 August 2018

Reference number: 8208-2475-9529-6406-8883
Type of assessment: RdSAP, existing dwelling
Total floor area: 76 m²

Use this document to:

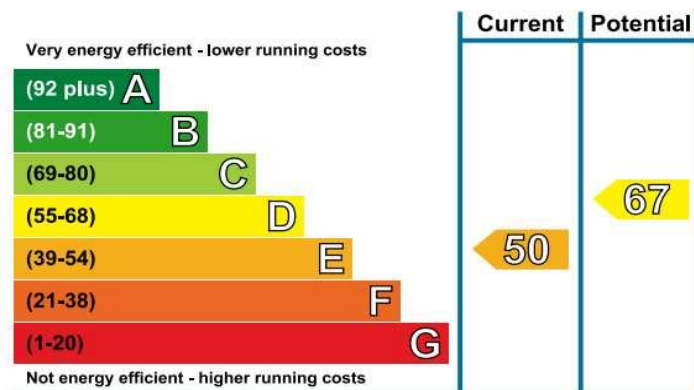
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,120
Over 3 years you could save	£ 1,068

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 201 over 3 years	
Heating	£ 2,655 over 3 years	£ 1,587 over 3 years	
Hot Water	£ 264 over 3 years	£ 264 over 3 years	
Totals	£ 3,120	£ 2,052	

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	£ 804
2 Cavity wall insulation	£500 - £1,500	£ 264

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.