

**12, Sandford Walk, NEWTOWN
Exeter, EX1 2ER**



STUDENT RENTAL PROPERTY AT £140.00 PER PERSON PER WEEK

A THREE BEDROOM FULLY FURNISHED STUDENT PROPERTY OVERLOOKING A PEDESTRIANISED GREEN AREA CLOSE TO THE UNIVERSITY AND CITY CENTRE. INTERNALLY THE PROPERTY INCLUDES A LIVING ROOM, KITCHEN AND BATHROOM WHILST OUTSIDE IS A REAR COURTYARD AND ON STREET PARKING.

AVAILABLE FOR THE ACADEMIC YEAR 2026/2027

THE ACCOMMODATION COMPRISES:

Entrance

Wooden front door to ENTRANCE HALLWAY: 2 ceiling lights. Smoke alarm. Radiator. Light switch. Alarm controls. Wooden varnished flooring. Door to:

Bedroom One 9' 10" x 10' 8" (3.02m x 3.27m)

Wooden double glazed sash window to front elevation. Ceiling light. Smoke alarm. Internet point. TV aerial. Double wardrobe. Light switch.



Living Room 13' 0" x 14' 2" (3.97m x 4.32m)

Ceiling spotlights. Smoke alarm. Central heating control thermostat. Double light switch. Double glazed door to rear Courtyard. Radiator. Electric fire with tiled surround and wooden mantle over. Large double downstairs storage cupboard housing meters and storage for ironing board, Hoover, etc. TV point. Telephone point. Power points. Light switch. Door to:

Kitchen 12' 6" x 6' 9" (3.82m x 2.08m)

Double glazed window to side elevation. Ceiling spotlights. Smoke alarm. Built-in fridge/freezer. Washing machine. Tumble drier. Extractor fan. Electric oven and hob. Range of wall and base units. Formica roll edged work surfaces with tiled splashbacks. Stainless steel sink and drainer with chrome mixer taps. Power points.



FIRST FLOOR

Stairs from Living Room to FIRST FLOOR LANDING: Ceiling light. Smoke alarm. Radiator. Light switch. Internet point. TV point. 4 large walk-in wardrobes with hanging rails and shelving.

Bedroom Two 10' 8" x 11' 3" (3.27m x 3.43m)

Double glazed sash window to front elevation. Central ceiling light. Smoke alarm. Radiator. Light switch. Internet point. TV point. 4 large walk-in wardrobes with hanging rails and shelving.



Bathroom 6' 3" x 6' 7" (1.92m x 2.03m)

Double glazed window to rear elevation. Extractor fan. Enclosed central ceiling light. Shower isolator switch. Light pull cord. Radiator. Shaver point. Pedestal wash hand basin. Low level WC and bath, all white with chrome fittings. Fully tiled. Electric Triton shower over bath with shower screen. Tiled flooring. Mirror over wash hand basin.

Bedroom Three 9' 9" x 13' 8" (2.99m x 4.17m)

Double glazed window to rear elevation. Ceiling light. Smoke alarm. Radiator. Light switch. Walk-in wardrobe and built-in cupboard. TV point. Internet point.

Outside

To the rear of the property, off the Lounge, there is a small Courtyard which is paved with built-in barbecue. To the front of the property is on-street 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 2026

12 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



12, Sandford Walk, EXETER, EX1 2ER

Dwelling type: Mid-terrace house
Date of assessment: 17 October 2018
Date of certificate: 18 October 2018

Reference number: 9458-2833-6804-9498-6775
Type of assessment: RdSAP, existing dwelling
Total floor area: 87 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:	£ 2,229
Over 3 years you could save	£ 150

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	
Heating	£ 1,635 over 3 years	£ 1,656 over 3 years	
Hot Water	£ 411 over 3 years	£ 240 over 3 years	
Totals	£ 2,229	£ 2,079	

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

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current	Potential
75	77

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 Solar water heating	£4,000 - £6,000	£ 150

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.