

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



STUDENT RENTAL PROPERTY AT £170.00 PER PERSON PER WEEK:

A THREE BEDROOM, FULLY FURNISHED STUDENT PROPERTY, IDEALLY LOCATED FOR THE MAIN CAMPUS OF EXETER UNIVERSITY AND THE CITY CENTRE. INTERNALLY THE PROPERTY ENJOYS A LIVING ROOM, KITCHEN AND BATHROOM WHILST OUTSIDE IS A COURTYARD AND RESIDENT'S PARKING.

AVAILABLE FOR THE ACADEMIC YEAR 2026/2027

THE ACCOMMODATION COMPRISES:

Entrance

Wooden front door to ENTRANCE HALLWAY: Ceiling light. Smoke detector. Gas meter in cupboard. Double power point. Radiator. Coat hooks. Door to:

Bedroom One 9' 9" x 9' 8" (2.98m x 2.96m)

Double glazed window to front elevation. Curtain track and curtains. Large built-in wardrobes, one housing electric meter. Central ceiling light. Light switch. TV and Internet points. Power points. Radiator. Wooden flooring.



Living Room 12' 7" x 9' 10" (3.84m x 3.0m)

Central ceiling light. Radiator. Smoke alarm. Wooden doors to Courtyard area. Pole and curtains over. Internet point. TV point. Cupboards either side of fireplace. Under stairs cupboard. Electric fire with tiled surround and wooden mantle over. Wooden flooring. French doors leading to the court yard. Archway through to:



Kitchen 14' 9" x 6' 4" (4.49m x 1.92m)

Double glazed window to side elevation. Ceiling velux window. Ceiling spotlights. Tiled floor. Worcester Bosch combi boiler. Built in electric oven and electric hob with chrome extractor over. Washing machine. Tumble Drier. Dishwasher. Built-in fridge and freezer. Good range of wall and base units. Formica roll edged worktops. Tiled splash backs. Ample power points. Breakfast bar. Stainless steel sink with drainer and chrome mixer taps. Heat detectors. Fire blanket. Light switch.



FIRST FLOOR

Stairs to FIRST FLOOR LANDING: Central ceiling light. Loft hatch. Double power point. Light switch. Smoke alarm. Landing cupboard with shelving and power which also houses tumble drier. Door to:

Bathroom 10' 2" x 4' 10" (3.10m x 1.49m)

Double glazed window to side elevation. Spotlights in ceiling. Extractor fan. Cupboard housing hot water cylinder. Pull cord light switch. Radiator. Lino flooring. Fully tiled. Pedestal wash hand basin. Low level WC and bath, all with chrome fittings. Electric shower over bath with shower screen.



Bedroom Two 8' 5" x 10' 2" (2.58m x 3.10m)

Double glazed window to rear elevation. Central ceiling light. Radiator. Internet point. TV point. Power points. Light switch. Two built-in wardrobes.

**Bedroom Three 12' 11" x 13' 0" (3.95m x 3.98m)**

Two double glazed windows to front elevation. Curtain track and curtains. Central ceiling light. Light switch. Radiator. Internet point. TV point. Power points. Four large built-in wardrobes across one wall with hanging space and shelves.

Outside

To the rear of the property is a small Courtyard garden area which is partly decked with a further patio area. To the front is resident's parking. Each property can obtain two parking permits from Exeter City Council.

Additional Information

Holding Fee of £100 which will go towards the deposit to be signed by the 31st March 2026
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

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.

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

Energy Performance Certificate



12, Hoopern Street, EXETER, EX4 4LY

Dwelling type: Mid-terrace house
Date of assessment: 22 October 2018
Date of certificate: 22 October 2018

Reference number: 9150-2852-6609-9028-2311
Type of assessment: RdSAP, existing dwelling
Total floor area: 70 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:	£ 2,484
Over 3 years you could save	£ 960

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	
Heating	£ 1,923 over 3 years	£ 1,122 over 3 years	
Hot Water	£ 390 over 3 years	£ 231 over 3 years	
Totals	£ 2,484	£ 1,524	

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
58	85

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 Increase loft insulation to 270 mm	£100 - £350	£ 378
2 Cavity wall insulation	£500 - £1,500	£ 93
3 Internal or external wall insulation	£4,000 - £14,000	£ 159

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.