

**Flat 1,12, Powderham Crescent, PENNSYLVANIA
Exeter, EX4 6DA**



STUDENT RENTAL PROPERTY AT £180.00 PER PERSON PER WEEK

A TWO BEDROOM, FULLY FURNISHED STUDENT APARTMENT IDEALLY LOCATED FOR THE UNIVERSITY AND CITY CENTRE. THE PROPERTY COMPRISES TWO DOUBLE BEDROOMS, LIVING ROOM, KITCHEN/DINER, BATHROOM AND SEPARATE SHOWER ROOM AND BENEFITS FROM A GARDEN AND OFF ROAD PARKING.
EPC RATING D.

AVAILABLE FOR THE ACADEMIC YEAR 2026/2027.

THE ACCOMMODATION COMPRISES:

Entrance

Communal front door to Entrance Vestibule. Wooden front door to:

Entrance hall

Wooden Front Door. Smoke alarm. Light switch. Power sockets door leading to:

Living Room 18' 3" x 13' 9" (5.56m x 4.20m)

Double glazed window to front elevation. Curtain track and curtains over. Ceiling spotlights. Radiator. Electric fire with tiled surround and wooden mantle over. Wooden varnished floorboards. Ample power points. TV aerial point.



Bedroom One 12' 1" x 13' 7" (3.69m x 4.13m)

Double glazed window to rear elevation. Curtain track and curtains over. Ceiling spotlights. Double built in wardrobe with hanging rail, shelving and cupboards over. Radiator. Ample power points. TV and Internet points. Beige carpet. Light switch



Bedroom Two 7' 10" x 11' 2" (2.40m x 3.41m)

Double glazed window to side elevation. Ceiling spotlights. Built in double wardrobe with hanging rail and shelves. Radiator. Power points. TV point. Internet points. Light switch

Bathroom 7' 10" x 5' 7" (2.38m x 1.70m)

Double glazed window to side elevation. Enclosed ceiling light. Extractor fan. Fully tiled. Low level WC, Pedestal hand wash basin and bath all in white with chrome furniture. Over the bath a Mira shower, curtain pole and curtain. Mirror. Light with shaver point. Radiator. Heated towel rail. Vinyl floor covering. Light pull cord

Kitchen/Diner 12' 8" x 9' 9" (3.87m x 2.96m)

Double glazed window to rear elevation. Partly glazed back door leading to garden. Tiled floor. Stainless steel sink and drainer. Built in oven and electric hob with chrome extractor over. Washing machine. Tumble drier. Dishwasher. Worcester Bosch combi boiler. Integrated fridge/freezer. Good range of wall and base units with formica roll edged work tops. Tiled splash backs. Ample power points. Ceiling spotlights. Velux window. Radiator. Light switches.



Outside

To the rear is a Courtyard Garden with paving and various flower borders. There is also a rear gate to off road parking spaces.

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

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



Flat 1, 12 Powderham Crescent, EXETER, EX4 6DA

Dwelling type: Ground-floor flat
Date of assessment: 19 October 2018
Date of certificate: 22 October 2018

Reference number: 8018-7220-0269-4501-3996
Type of assessment: RdSAP, existing dwelling
Total floor area: 72 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	£ 576

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 165 over 3 years	
Heating	£ 1,824 over 3 years	£ 1,245 over 3 years	
Hot Water	£ 240 over 3 years	£ 243 over 3 years	
Totals	£ 2,229	£ 1,653	

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 63	Potential 72

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 Internal or external wall insulation	£4,000 - £14,000	£ 441
2 Floor insulation (suspended floor)	£800 - £1,200	£ 138

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.