

**74, Victoria Street, ST JAMES
Exeter, EX4 6JQ**



STUDENT RENTAL PROPERTY AT £190.00 PER PERSON PER WEEK:

A FIVE BEDROOM, FULLY FURNISHED STUDENT PROPERTY LOCATED WITHIN EASY ACCESS OF EXETER UNIVERSITY AND THE CITY CENTRE. THE PROPERTY COMPRISES FIVE BEDROOMS, BATHROOM, SHOWER ROOM AND CLOAKROOM, KITCHEN/DINER, RECEPTION ROOM AND REAR COURTYARD GARDEN AND BENEFITS FROM ON-STREET PARKING.

AVAILABLE FOR THE ACADEMIC YEAR 2026/2027.

THE ACCOMMODATION COMPRISES:

Entrance

Wooden front door to ENTRANCE VESTIBULE: Light fitting. Coat hooks. Light switch. Glazed door to:

Hallway

Two ceiling lights. Emergency lighting. Fire alarm control panel. Break glass. Radiator. Under stairs cupboard housing gas and electric meters and additional fridge. Wooden varnished flooring. Light switch. Door to:

Cloakroom 2' 9" x 3' 11" (.86m x 1.20m)

Double glazed window to side elevation. Blind over. Low level WC in white with chrome furniture. Radiator. Tiled flooring. Ceiling light.

Living Room 12' 3" x 11' 10" (3.74m x 3.62m)

Double glazed window to front elevation. Curtain track and curtains. Ceiling light. Smoke alarm, TV point. Electric fire with tiled surround and wooden mantle over. Storage cupboards in recesses. Telephone point. Power points.

Bedroom One 10' 3" x 11' 1" (3.13m x 3.40m)

Double glazed window to rear elevation. Curtain track and curtains. Ceiling light. Smoke alarm. Internet point. TV point. Power point. Built-in wardrobe with shelf over. Radiator.



Kitchen/Diner 17' 4" x 7' 4" (5.30m x 2.26m)

Two double glazed windows, one to side and one to rear elevations. uPVC half glazed door to garden. Central heating boiler. Large fridge. Large freezer. Built-in electric oven and hob with extractor fan above. Tumble drier. Washing machine. Stainless steel sink and drainer with chrome mixer taps. Good range of wall and base units with roll edged work surfaces. Tiled splashbacks. Power points. Heat detector. Ceiling spotlights. Emergency lighting. Tiled flooring. Radiator. Light switch.



LANDING

Stairs to HALF LANDING: Cupboard housing hot water cylinder. Ceiling light. Double glazed window to side elevation. Door to:

Bathroom 7' 0" x 7' 4" (2.15m x 2.26m)

Double glazed window to rear elevation. Enclosed ceiling light. Shower pull cord. heated chrome towel rail. Radiator. Extractor fan. Lino flooring. Low level WC. Pedestal wash hand basin and bath, all in white with chrome fittings. Separate corner shower cubicle with Triton electric shower. Light and shaver socket.

First Floor Landing

Emergency lighting. Smoke detector. Ceiling light. Break glass. Radiator. Light switch. Door to:

Bedroom Two 10' 2" x 11' 2" (3.12m x 3.42m)

Double glazed window to rear elevation. Curtain track and curtains. Ceiling light. Smoke detector. Radiator. Internet point. TV point. Power points. Built-in wardrobe with shelf over. Light switch.

Bedroom Three 11' 6" x 14' 6" (3.53m x 4.44m)

Two double glazed windows to front elevation. Curtain track and curtains. Ceiling light. Smoke alarm. Radiator. Power points. Internet point. TV point. Two built-in wardrobes with hanging rail and shelf over. Light switch.

SECOND FLOOR

Stairs to SECOND FLOOR: Double glazed window to rear elevation. Blind over. Emergency lighting. Ceiling light. Smoke detector. Break glass. Light switch. Door to:

Bedroom Four 8' 2" x 11' 3" (2.50m x 3.43m)

Double glazed window to rear elevation. Curtain track and curtains. Smoke detector. Ceiling light. Internet point. TV point. Light switch. Power points. Built-in wardrobe with hanging rail and shelving.

Bedroom Five 9' 5" x 11' 7" (2.89m x 3.55m)

Double glazed window to front elevation. Curtain track and curtains. Smoke detector. Ceiling light. Radiator. Internet point. TV point. Power points. Large double wardrobe with hanging rails and shelving over. Light switch.

**Shower Room 4' 9" x 3' 11" (1.45m x 1.2m)**

Enclosed ceiling light. Extractor fan. Shower pull cord. Lino flooring. Pedestal wash hand basin with chrome taps. Corner shower cubicle with Triton electric shower. Chrome heated towel rail. Radiator. Light and shaver socket.

Outside

To the rear of the property is a small Courtyard garden which is paved together with a built-in barbecue and back gate for rear access. 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

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

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

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



74, Victoria Street, EXETER, EX4 6JQ

Dwelling type: Mid-terrace house
Date of assessment: 26 October 2018
Date of certificate: 31 October 2018

Reference number: 8495-6065-3529-0026-9083
Type of assessment: RdSAP, existing dwelling
Total floor area: 121 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:	£ 3,732
Over 3 years you could save	£ 1,695

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 243 over 3 years	
Heating	£ 2,997 over 3 years	£ 1,569 over 3 years	
Hot Water	£ 492 over 3 years	£ 225 over 3 years	
Totals	£ 3,732	£ 2,037	

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 56 83	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	£ 795
2 Cavity wall insulation	£500 - £1,500	£ 258
3 Internal or external wall insulation	£4,000 - £14,000	£ 147

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.