

**Flat 2,1, Sylvan Road, PENNSYLVANIA
Exeter, EX4 6EW**



STUDENT RENTAL PROPERTY AT £187.50 PER PERSON PER WEEK:

A SIX BEDROOM FULLY FURNISHED STUDENT PROPERTY IDEALLY LOCATED FOR THE MAIN CAMPUS OR ST. LUKES EXETER UNIVERSITY AND THE CITY CENTRE. INTERNALLY THE PROPERTY INCLUDES TWO BATHROOMS, SEPARATE SHOWER ROOM, KITCHEN AND LIVING ROOM. THE PROPERTY BENEFITS FROM OFF ROAD PARKING.

AVAILABLE FOR THE ACADEMIC YEAR 2026/2027

THE ACCOMMODATION COMPRISES:

Entrance

Wrought iron staircase to FIRST FLOOR: Wooden front door to ENTRANCE LOBBY: Smoke detector. Ceiling light. Radiator. Double glazed window to side elevation. Curtain track and curtains over. Coat hooks. Power point. Fire alarm control panel. Break glass. Two light switches. Door to large cupboard housing central heating boiler, water meter, tumble drier, washing machine. Heat detector. Enclosed light fitting. Door to:

Shower Room 6' 9" x 6' 1" (2.063m x 1.86m)

Double glazed window to side elevation. Roller blind over. Radiator. Enclosed light fitting. Lino flooring. Chrome heated towel rail. Light switch. Shower pull cord. Shaver socket and light. Mirror over wash hand basin with chrome fittings. Low level WC. Fully tiled corner shower cubicle with Triton electric shower.

LANDING

Three steps up to LANDING: Door to:

Bathroom 8' 0" x 9' 0" (2.46m x 2.75m)

Enclosed ceiling light. Extractor fan. Airing cupboard with shelving. Fully tiled. Lino flooring. Shower pull cord. Light switch. Shaver socket. Wash hand basin with chrome taps. Low level WC. White bath with chrome fittings and Triton shower over with glass shower screen. Radiator.

STORAGE CUPBOARD

Further door off landing to storage cupboard for Ironing board, Hoover, etc. Double glazed window to side elevation. Curtain track and curtains over. Radiator. Further storage cupboard. Smoke detector. Ceiling light. Break glass. Power point. Door to:

Bedroom One 11' 0" x 12' 3" (3.37m x 3.75m)

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

Bedroom Two 16' 7" x 9' 10" (5.08m x 3.0m)

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

Bedroom Three 18' 0" x 14' 2" (5.50m x 4.32m)

Double glazed bay window to front elevation. curtain track and curtains over. Ceiling light. Smoke detector. Two radiators. Power point. TV point. Double wardrobe with cupboards over. Light switch.



FIRST FLOOR

Stairs to FIRST FLOOR: Double glazed window to side elevation. Curtain track and curtains over. Under stairs includes additional large freezer. Ceiling light. Smoke detector. Break glass. Radiator. Light switches. Door to:

Living Room 15' 3" x 13' 11" (4.67m x 4.25m)

Double glazed window to front elevation. Curtain track and curtains over. Ceiling light. Smoke detector. Wall lights. Electric fire with tiled surround and wooden mantle over. TV point. Radiator. Power points. Light switch.



Bedroom Four 17' 2" x 9' 11" (5.25m x 3.04m)

Double glazed corner window to side and front elevation. Curtain track and curtains over. Ceiling light. Smoke detector. Radiator. Internet point. TV point. Power points. Double wardrobe with hanging rail and cupboards over. Light switch.

Bedroom Five 11' 2" x 11' 0" (3.42m x 3.37m)

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

Bathroom 11' 1" x 9' 8" (3.39m x 2.96m)

Double glazed window to rear elevation. Blind over. Radiator. Enclosed ceiling light. Extractor fan. Fully tiled. Light and shaver socket. Wash hand basin with chrome taps. Low level WC with chrome fittings. White bath with chrome taps and Redring shower over with curtain and track. Vinyl flooring. Separate shower cubicle. Light pull cord.

Hall

Five steps down to:

Kitchen 11' 3" x 10' 2" (3.44m x 3.12m)

Two double glazed windows to side elevation. Roller blinds over. Radiator. Heat detector. Two enclosed light fittings. Tiled flooring. Dishwasher. Electric oven and hob with extractor fan above. Two large built-in fridge/freezers. Breakfast bar area. Single bowl sink and drainer with chrome taps. Good range of wall and base units. Formica roll edged work surfaces. TV point. Power points. Light switch.

TOP FLOOR

Door to TOP FLOOR: Separate storage space off stairs to top floor.

Bedroom Six 10' 8" x 15' 6" (3.27m x 4.74m)

Ceiling light. Smoke detector. Velux window. Two storage areas within the roof space. Walk-in storage and hanging cupboard. TV point. Internet point. Power points. Radiator. Light switch.

Outside

To the front of the property are two off road parking spaces. You can also apply to Exeter City Council for two parking permits.

Additional Information

Holding Fee of £100 which will go towards the deposit the contract must be signed before 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

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



Flat 2, 1, Sylvan Road, EXETER, EX4 6EW

Dwelling type: Top-floor maisonette
Date of assessment: 30 November 2018
Date of certificate: 08 December 2018

Reference number: 9658-2850-6097-9078-7461
Type of assessment: RdSAP, existing dwelling
Total floor area: 191 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:	£ 5,241
Over 3 years you could save	£ 2,364

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 387 over 3 years	£ 387 over 3 years	
Heating	£ 4,575 over 3 years	£ 2,211 over 3 years	
Hot Water	£ 279 over 3 years	£ 279 over 3 years	
Totals	£ 5,241	£ 2,877	

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	76

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	£ 762
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,602

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.