

**Flat 2 12, Powderham Crescent, PENNSYLVANIA
Exeter, EX4 6DA**



STUDENT RENTAL PROPERTY AT £170.00 PER PERSON PER WEEK

TWO BEDROOM, FULLY FURNISHED STUDENT FIRST FLOOR FLAT, IDEALLY LOCATED FOR THE MAIN CAMPUS, ST. LUKE'S EXETER AND THE CITY CENTRE. INTERNALLY THERE IS A KITCHEN, LIVING SPACE AND A BATHROOM, OUTSIDE ENJOYS ONE PRIVATE OFF ROAD PARKING SPACE AND ONE RESIDENT'S ON-STREET PARKING SPACE AND USE OF GARDEN SQUARE.

AVAILABLE FOR THE ACADEMIC YEAR 2026/2027.

THE ACCOMMODATION COMPRISES:

Entrance

Through front door, stairs to FIRST FLOOR, wooden door to:

Hallway

Ceiling spotlights. Smoke alarm. 2 radiators. Entry phone. Light switches. Door to:

Kitchen 5' 8" x 10' 5" (1.73m x 3.19m)

Sash window to front elevation. Blind over. Ceiling spotlights. Heat detector. Radiator. Light switch. Wood effect lino flooring. Good range of wall and base units. Electric oven and hob with extractor fan above. Fridge/Freezer. Washing machine. Stainless steel sink and drainer with mixer taps. Formica roll edged work surface with tiled splashback. Power points. Separate cupboard off Kitchen housing tumble drier and central heating boiler with storage over.



Bedroom One 12' 3" x 14' 7" (3.74m x 4.46m)

Wooden sash window to front elevation. Curtains and blinds over. Radiator. Ceiling spotlights. TV point. Internet point. Power points. Coal effect electric fire with tiled surround and wooden mantle over. Built-in storage cupboard. Built-in wardrobe.



Bedroom Two 10' 8" x 13' 5" (3.26m x 4.11m)

Sash window to rear elevation. Curtain track and curtains. Radiator. TV point. Internet point. Triple built-in wardrobe with storage over. Power points. Light switch. Ceiling spotlights.

W.C.

Wooden sash window to side elevation. Low level WC. Radiator. Chrome toilet roll holder. Ceiling spotlight. Half tiled, half painted walls.

Bathroom 5' 4" x 5' 9" (1.64m x 1.78m)

Extractor fan. Central ceiling light. Vinyl flooring. Heated white towel rail. Pedestal wash hand basin with chrome taps. Bath with shower over. Fully tiled.

Lounge 7' 2" x 10' 11" (2.19m x 3.34m)

Sash window to rear elevation. Curtain track and curtains. TV point. Power points. Radiator. Ceiling spotlights.



Outside

To the rear of the property is one off-road parking space and in front is resident's parking where you can obtain one permit 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 Fee

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 (EPC)

FLAT 2 12 POWDERHAM CRESCENT EXETER EX4 6DA		Energy rating C
Valid until 20 October 2030	Certificate number 9310-2030-6000-2820-7001	

Property type

Mid-floor flat

Total floor area

59 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)