

**5, St James Road, ST JAMES  
Exeter, EX4 6QH**



**STUDENT RENTAL PROPERTY AT £155.00 PER PERSON PER WEEK:**

A FIVE BEDROOM FULLY FURNISHED STUDENT HOUSE CONVENIENTLY LOCATED FOR THE MAIN CAMPUS OR ST. LUKES EXETER UNIVERSITY. INTERNALLY IS A SHOWER ROOM IN ADDITION TO A BATHROOM, A LIVING ROOM AND KITCHEN. EXTERNALLY THERE IS A GARDEN, OFF ROAD PARKING AND RESIDENT'S PARKING.

**AVAILABLE FOR THE ACADEMIC YEAR 2026/2027.**

## THE ACCOMMODATION COMPRISES:

### Entrance

Wooden front door to ENTRANCE VESTIBULE: Ceiling light. Alarm control panel. Break glass. Electric meter. Coat hooks. Half glazed door to:

### Hallway

Emergency light. Smoke alarm. Double radiator. Wall lights. Light switch. Under stairs cupboard with light. Tiled flooring. Door to:

### Living Room 14' 7" x 16' 1" (4.45m x 4.91m)

Double glazed bay window to front elevation. Curtain track and curtains. Central ceiling light. Smoke alarm. Wall lights. Radiator. Power points. TV point. Telephone point. Marble fire surround and hearth with gas fire.



### Bedroom One 11' 10" x 13' 3" (3.61m x 4.04m)

Double glazed window to rear elevation. Curtain track and curtains. Double radiator. Internet point. Central ceiling light. Smoke alarm. Light switch.

### Kitchen 13' 11" x 6' 6" (4.26m x 2.0m)

Double glazed window to rear elevation. Double glazed door to rear garden. Double glazed side window. Smoke alarm. Ceiling lights. Break glass. Fire blanket. Extractor fan. Gas hob. Electric oven. Fridge/freezer. Separate fridge and freezer. Washing machine. Microwave. Good range of wall and base units in beech effect with tiled splashback above formica roll edged work surfaces. Single stainless steel sink and drainer with chrome mixer taps. Double power point. Tiled flooring.



## FIRST FLOOR

Stairs to HALF LANDING: Door to

### Shower Room 5' 10" x 6' 7" (1.8m x 2.03m)

Double glazed window to rear elevation. Double radiator. Extractor fan. Shower pull cord and light switch. Spotlights in ceiling. Fully tiled with peach tiles. Low level WC and wash hand basin with chrome fittings. Wooden medicine cabinet. Large shower cubicle, fully tiled with MIRA shower.

## FIRST FLOOR LANDING

Stairs to FIRST FLOOR LANDING: Emergency lighting. Central light. Smoke detector. Break glass. Light switch. Door to:

### Bedroom Two 11' 9" x 13' 8" (3.60m x 4.19m)

Double glazed window to rear elevation. Curtain track and curtains. Smoke detector. Radiator. Internet point. Double power points. Built-in hand wash basin with mixere taps and storage below. Built-in cupboard with storage over. Light switch.

### Bedroom Three 13' 3" x 17' 11" (4.06m x 5.48m)

Two large double glazed windows to front elevation. Curtain pole and curtains. Telephone point. Internet point. Radiator. Central ceiling light. Smoke alarm. Light switch. Power points. Large built-in wardrobe.



## LANDING

Stairs to HALF LANDING: Double glazed window to rear elevation. LANDING to top floor. Central ceiling light. Access to loft space. Emergency lighting. Smoke alarm. Break glass. Light switch. Door to:

### Bedroom Four 13' 10" x 7' 3" (4.22m x 2.21m)

Double glazed window to rear elevation. Curtain track and curtains. Central ceiling light. Smoke detector. Double radiator. Internet point. Power points. Storage area in eaves. Door to:

### En-suite 3' 5" x 8' 4" (1.06m x 2.56m)

Central light. Isolator switch. Extractor fan. Low level WC. Wash hand basin. Chrome fittings. Shower cubicle with electric MIRA shower, fully tiled.

### Bedroom Five 13' 8" x 17' 11" (4.18m x 5.48m)

Double glazed window to front elevation. Curtain track and curtains. Smoke alarm. Central ceiling light. Radiator. Light switch. Internet point. Power points. Storage in eaves.



## Outside

To the rear of the property there is a shared garden with the Basement Flat below, mainly laid to gravel. To the front is one off-road parking space and 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

11 Month Fixed Tenancy

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



5, St. James Road, EXETER, EX4 6PU

**Dwelling type:** Top-floor maisonette  
**Date of assessment:** 06 October 2018  
**Date of certificate:** 07 October 2018

**Reference number:** 0668-2902-6250-5128-9940  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 156 m<sup>2</sup>

## 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

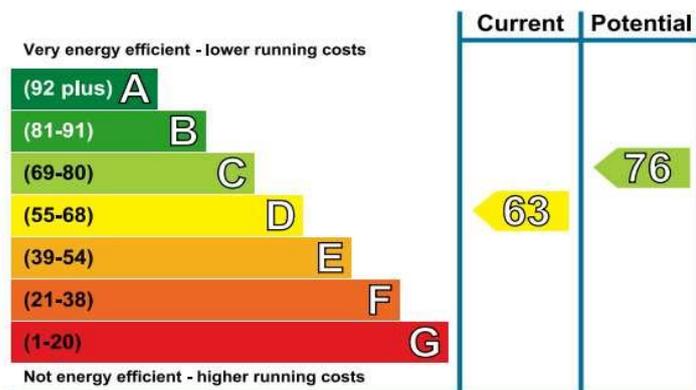
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,852</b>
<b>Over 3 years you could save</b>	<b>£ 1,464</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 342 over 3 years	£ 342 over 3 years	
Heating	£ 3,189 over 3 years	£ 1,722 over 3 years	
Hot Water	£ 321 over 3 years	£ 324 over 3 years	
<b>Totals</b>	<b>£ 3,852</b>	<b>£ 2,388</b>	

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



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	£ 735
2 Internal or external wall insulation	£4,000 - £14,000	£ 729

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](http://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.