

**39, Victoria Street, St James
Exeter, EX4 6JQ**



STUDENT RENTAL PROPERTY AT £190.00 PER PERSON PER WEEK:

A SIX BEDROOM FULLY FURNISHED STUDENT PROPERTY, IDEALLY LOCATED FOR THE EXETER UNIVERSITY AND CITY CENTRE. INTERNALLY, THE PROPERTY INCLUDES THREE BATHROOM/SHOWER ROOMS, LIVING ROOM AND KITCHEN WHILST OUTSIDE IS A COURTYARD GARDEN AND RESIDENT'S ON STREET PARKING.

AVAILABLE FOR THE ACADEMIC YEAR 2026/2027.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Partly glazed uPVC front door. Emergency lights. Two ceiling lights. Radiator. Fire alarm. Coir matting. Beige carpet. Understairs cupboard housing consumer unit and electric meter.

Bedroom One 12' 0" x 11' 9" (3.66m x 3.59m)

Double glazed window to front elevation. Curtain track and curtains over. Built in wardrobes with hanging rail and shelves. Double bed. Chest of drawers. Bedside table. Desk and chair. Radiator. Light switch

Bedroom Two 12' 6" x 10' 2" (3.82m x 3.10m)

Double glazed window to rear elevation. Curtain track and curtains over. Built in wardrobe with hanging rail and shelf. Central ceiling light. Double bed. Chest of drawers. Bedside table. Desk and chair. Radiator. Ample power points. Light switch

Living Room 13' 6" x 10' 6" (4.11m x 3.19m)

Double glazed window to side elevation. Curtain track and curtains over. Ceiling light. Emergency lighting. Radiator. Cupboard housing gas meter with storage area. Ample power points. Sofa. Chairs. TV and TV unit. Arch way leading through to:



Kitchen/Diner 17' 11" x 8' 9" (5.47m x 2.66m)

Double glazed window to rear and side elevation. Ceiling spotlights. Worcester Bosch combi boiler. Built in electric oven with electric hob and extractor over. Stainless steel sink and drainer with chrome mixer taps. Two large built in fridge/freezers. Tumble dryer. Dishwasher. Washing machine. Microwave. Central heating programmer. Good range of base and wall units with formica roll edged worktops with beige tiled splashbacks.



First Floor Half Landing

Stairs from hallway to.

Shower Room One 8' 0" x 3' 6" (2.44m x 1.07m)

Double glazed window to rear elevation. Enclosed ceiling light. Tiled floor. Large double shower cubicle. Low level WC and Pedestal wash hand basin all in white with chrome furniture. Extractor fan. Heated towel rail. Light pull cord

Shower Room Two 10' 9" x 3' 6" (3.27m x 1.07m)

Double glazed window to side elevation. Enclosed ceiling light. Double shower cubicle. Low level WC and Pedestal wash hand basin all in white with chrome furniture. Heated towel rail. Light pull cord. Cupboard housing water cylinder.

First Floor Landing

Ceiling light. Emergency lighting. Light switches.

Bedroom Three 12' 5" x 10' 1" (3.79m x 3.07m)

Double glazed window to rear elevation. Curtain track and curtains over. Radiator. Ceiling light. Built in wardrobe with hanging rail and shelf. Double bed. Chest of drawers. Bedside table. Desk and chair. Ample power points. Light switches



Bedroom Four 11' 9" x 2' 9" (3.59m x 0.83m)

Double glazed window to front elevation. Curtain track and curtains over. Ceiling light. Built in wardrobe with hanging rail and shelves. Double bed. Chest of drawers. Bedside table. Desk and chair. Radiator. Ample power points. Light switch

Family Bathroom 7' 10" x 5' 10" (2.39m x 1.78m)

Double glazed window to front elevation. Ceiling spotlights. Extractor fan. Tiled floor. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Mira electric sport shower over the bath with folding glass shower screen. Heated towel rail. Mirror and shaver point over the basin. Light pull cord

Second Half Landing

Stairs leading from first floor landing. uPVC window to rear elevation. Stairs leading to :

Top Floor Landing

Ceiling light.

Bedroom Five 10' 3" x 11' 1" (3.12m x 3.37m)

Double glazed window to rear elevation. Curtain track and curtains over. Ceiling light. Built in wardrobe with hanging rail and shelves. Double bed. Chest of drawers. Bedside table. Desk and chair. Radiator. Ample power points. Light switch

Bedroom Six 12' 1" x 12' 6" (3.68m x 3.82m)

Double glazed window to front elevation. Curtain track and curtains over. Ceiling light. Radiator. Built in cupboard with hanging rail and shelves. Double bed. Chest of drawers. Bedside table. Desk and chair. Radiator. Light switch

**Outside**

Rear court yard with gate

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 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

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



39, Victoria Street, EXETER, EX4 6JQ

Dwelling type: Mid-terrace house
Date of assessment: 06 July 2020
Date of certificate: 06 July 2020

Reference number: 0768-5032-6213-7080-8220
Type of assessment: RdSAP, existing dwelling
Total floor area: 131 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:	£ 3,573
Over 3 years you could save	£ 1,422

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 270 over 3 years	£ 270 over 3 years	
Heating	£ 2,898 over 3 years	£ 1,629 over 3 years	
Hot Water	£ 405 over 3 years	£ 252 over 3 years	
Totals	£ 3,573	£ 2,151	

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
61	84

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	£ 807
2 Internal or external wall insulation	£4,000 - £14,000	£ 375
3 Floor insulation (suspended floor)	£800 - £1,200	£ 96

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.