

**32, Haldon Road, ST DAVIDS
Exeter, EX4 4DZ**



STUDENT RENTAL PROPERTY AT £145.00 PER PERSON PER WEEK:

A FIVE BEDROOM, FULLY FURNISHED STUDENT PROPERTY SET OVER FOUR FLOORS, IDEALLY LOCATED FOR THE MAIN CAMPUS OF EXETER UNIVERSITY AND THE CITY CENTRE. INTERNALLY, THERE ARE TWO BATHROOMS, SEPARATE SHOWER ROOM, LARGE LIVING ROOM AND SEPARATE LARGE KITCHEN/DINER.

AVAILABLE FOR THE ACADEMIC YEAR 2026/2027

THE ACCOMMODATION COMPRISES:

Entrance

Front door into ENTRANCE VESTIBULE: Cupboard housing internet connection. ENTRANCE HALLWAY: Telephone socket. Radiator. Smoke alarm. Emergency lights. Quarry tiled flooring. Door to:

Bedroom One 15' 7" x 12' 2" (4.77m x 3.72m)

Three double glazed windows to front elevation. Curtain rail and curtains. Two radiators. Internet point. TV point. Smoke alarm.



Living Room 9' 11" x 26' 9" (3.04m x 8.16m)

Two double glazed windows and double glazed door leading to Balcony with river views. Curtains over. Two radiators. Smoke detector. Internet and TV points.



Bathroom 10' 10" x 6' 2" (3.31m x 1.89m)

Double glazed frosted door leading to outside. Low level WC in white. Pedestal wash hand basin in white. Large double shower cubicle, fully tiled. Vinyl flooring. Radiator.

BASEMENT

Stairs down to Basement to:

Kitchen/Diner 23' 7" x 15' 10" (7.21m x 4.83m)

Two double glazed windows with curtains over. Smoke alarm. Double radiator. Laminate flooring. Good range of newly fitted wall and base units and worktops. 1½ bowl stainless steel sink and drainer with mixer tap. Built-in oven and hob with extractor above. Two large fridges. Separate large freezer. Dishwasher. Washing machine. Microwave. Dining area has table and chairs. TV aerial point. Laminate flooring. Back door. Further radiator.



Shower Room

Double glazed French windows to rear courtyard. Fully tiled cubicle. Radiator.

Separate WC

Small window to rear elevation with bars. Low level WC and pedestal wash hand basin. Radiator. Boiler. Smoke alarm

FIRST FLOOR

From the ground floor hallway, stairs leading to FIRST FLOOR LANDING: Smoke alarm. Emergency lighting. Door to:

Bedroom Two 9' 11" x 24' 1" (3.04m x 7.36m)

Double glazed window and sliding patio door to rear elevation. Two radiators. Smoke detector. Internet and TV point.



Bedroom Three 15' 3" x 16' 2" (4.67m x 4.93m)

Three double glazed windows to front elevation. Curtain track and curtains. Two radiators. TV and internet points. Smoke detector.

SECOND FLOOR

Stairs to SECOND FLOOR LANDING: Patio doors to Balcony. Door to:

Bedroom Four 12' 11" x 10' 0" (3.94m x 3.07m)

Double glazed window to rear elevation. Curtains over. Radiator. TV and internet points.

Bedroom Five 12' 4" x 16' 3" (3.78m x 4.96m)

Two double glazed windows to front elevation. Curtain track and curtains. TV and internet points. Smoke alarm. Double radiator.

Outside

To the rear is a rear courtyard garden laid to gravel with river views and bike store (lockable). To the front is resident's on street 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 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

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



32, Haldon Road, EXETER, EX4 4DZ

Dwelling type: Mid-terrace house
Date of assessment: 03 October 2018
Date of certificate: 05 October 2018

Reference number: 8699-0175-8329-4606-3083
Type of assessment: RdSAP, existing dwelling
Total floor area: 198 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

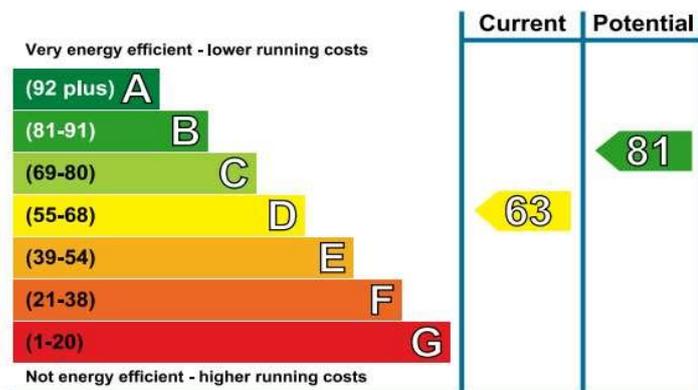
Estimated energy costs of dwelling for 3 years:	£ 4,527
Over 3 years you could save	£ 1,527

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 408 over 3 years	£ 303 over 3 years	
Heating	£ 3,816 over 3 years	£ 2,394 over 3 years	
Hot Water	£ 303 over 3 years	£ 303 over 3 years	
Totals	£ 4,527	£ 3,000	

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 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 198
2 Room-in-roof insulation	£1,500 - £2,700	£ 1,008
3 Cavity wall insulation	£500 - £1,500	£ 234

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.