

**13, Victoria Street, ST JAMES  
Exeter, EX4 6JQ**



**STUDENT RENTAL PROPERTY AT £170.00 PER PERSON PER WEEK:**

A FOUR BEDROOM, FULLY FURNISHED STUDENT PROPERTY, IDEALLY LOCATED FOR THE MAIN CAMPUS OR ST. LUKES EXETER UNIVERSITY. INTERNALLY THE PROPERTY INCLUDES A BATHROOM AND SHOWER ROOM, KITCHEN AND LIVING ROOM WHILST OUTSIDE IS A COURTYARD GARDEN AND RESIDENT'S PARKING.

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

## THE ACCOMMODATION COMPRISES:

### Entrance

Wooden front door leading to ENTRANCE VESTIBULE: Coat hooks. Fire alarm control panel. Break glass. Wooden door with decorative glass panels to:

### Hallway

Central ceiling light. Emergency fire light. Smoke detector. Radiator. Light switch. Double power point. Door to:

### Lounge 11' 8" x 12' 3" (3.57m x 3.75m)

Double glazed window to front elevation. Net curtain. Curtain track and curtains over. Double radiator. Power points. TV point. Brick fireplace. Central ceiling light. Brown carpet. Light switch.



### HALLWAY

Door from Hallway to:

### Bedroom One 12' 6" x 10' 3" (3.82m x 3.13m)

Double glazed window to rear elevation. Curtain track, curtains and net curtain. Radiator. Power points. Internet point. Central ceiling light. Light switch. Brown carpet. Built-in wardrobe.

### Kitchen 10' 5" x 9' 4" (3.2m x 2.86m)

Central ceiling light. Heat detector. Light switch. Quarry tiled floor. Fridge/freezer. Electric oven and gas hob. Washing machine. Microwave. Range of wall unit, beech effect with tiled splashback. Formica roll edged work surface. Single stainless steel sink and drainer with chrome mixer taps. Range of base units, beech effect. Double glazed window to side elevation. Door to:



### Conservatory 6' 2" x 9' 7" (1.89m x 2.93m)

Central ceiling light. Electric heater. Tiled flooring. Light switch. Power point. Door to garden.

### FIRST FLOOR

Stairs to FIRST FLOOR HALF LANDING: Door to:

### WC 2' 9" x 6' 11" (.86m x 2.13m)

Central ceiling light. Double glazed window to rear elevation. Low level WC and wash hand basin in white with chrome fittings. Lino flooring. Chrome towel rail and toilet roll holder. Light switch.

### FIRST FLOOR LANDING

Five steps up to FIRST FLOOR LANDING: Light switch. Power point. Telephone point. Emergency lighting. Central ceiling light. Door to:

### Bedroom Two 9' 0" x 12' 3" (2.75m x 3.76m)

Double glazed window to rear elevation. Metal pole over with curtains. Double radiator. Central ceiling light. Smoke alarm. Power points. Built-in wardrobe. Victorian ornamental fireplace with wooden surround. Internet point. Brown carpet.

### Bedroom Three 14' 7" x 11' 8" (4.46m x 3.57m)

Two double glazed windows to front elevation. Curtain track and curtains over. Radiators. Internet point. Stripped floorboards. Smoke detector. Central ceiling light. Ornamental fireplace with wooden surround. Power points.

### Shower Room 9' 2" x 12' 4" (2.80m x 3.77m)

Double glazed window to rear elevation. Extractor fan. Ceiling spotlights. Ornamental fireplace with wooden surround. Low level WC in white. Wash hand basin with chrome fittings set into worktop with cupboards under. Shower cubicle with electric shower. Lino flooring.

### **Bedroom Four**

Velux window to rear elevation. ornamental fireplace with wooden surround. Stripped floorboards. Radiator. Light switch. Smoke alarm. Internet point. Power points.



### **Outside**

There is a rear garden partly laid to lawn and partly paved. There is on-road resident's parking available 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

### **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.

### **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

# Energy Performance Certificate



13, Victoria Street, EXETER, EX4 6JQ

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 10 October 2018  
**Date of certificate:** 11 October 2018

**Reference number:** 9156-2820-6608-9498-7765  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 122 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

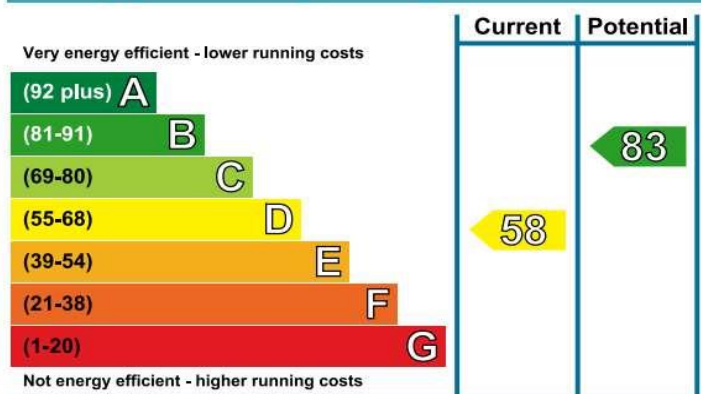
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,531</b>
<b>Over 3 years you could save</b>	<b>£ 1,509</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 333 over 3 years	£ 231 over 3 years	
Heating	£ 2,880 over 3 years	£ 1,575 over 3 years	
Hot Water	£ 318 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 3,531</b>	<b>£ 2,022</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	£ 570
2 Internal or external wall insulation	£4,000 - £14,000	£ 462
3 Floor insulation (suspended floor)	£800 - £1,200	£ 138

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](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.