

**12, Hillsborough Avenue, PENNSYLVANIA
Exeter, EX4 6BW**



STUDENT RENTAL PROPERTY AT £155.00 PER PERSON PER WEEK :

A SIX BEDROOM FULLY FURNISHED STUDENT PROPERTY IDEALLY LOCATED FOR THE MAIN CAMPUS OF EXETER UNIVERSITY AND THE CITY CENTRE. INTERNALLY THE PROPERTY HAS SIX BEDROOMS, KITCHEN, LIVING ROOM AND TWO SHOWER ROOMS WHILST OUTSIDE IS A GARDEN AND RESIDENT'S ON-STREET PARKING.

AVAILABLE FOR THE ACADEMIC YEAR 2026/2027

THE ACCOMMODATION COMPRISES:

Entrance

Front door to ENTRANCE VESTIBULE: Alarm control panel.

Entrance hallway

Smoke alarm. Central heating thermostat control. Radiator. Understairs cupboard.

Lounge 14' 9" x 12' 0" (4.50m x 3.66m)

Double glazed triple aspect window to front elevation. Curtain track and curtains. Smoke alarm. Radiator. TV point.



Bedroom One 12' 11" x 10' 1" (3.94m x 3.09m)

Double glazed long window. Curtains over. Smoke alarm. TV point. Internet point. Radiator.



Kitchen/Breakfast Room 17' 0" x 9' 0" (5.20m x 2.75m)

Two double glazed windows. Double glazed door to garden. Heat detector. Central heating boiler. Dishwasher. Washing machine. Microwave. Two large fridge/freezers. Electric oven and hob. Good range of wall and base units with roll edged worktops. Single drainer stainless steel sink unit. Tiled flooring.



Shower Room 4' 1" x 9' 3" (1.27m x 2.84m)

Double glazed frosted window. Fully tiled, low level white WC and wash hand basin. Double shower cubicle with MIRA ZEST shower. Bathroom cabinet.



FIRST FLOOR

Stairs to FIRST FLOOR LANDING: Smoke alarm. Door to:

Bedroom Two 8' 10" x 11' 4" (2.70m x 3.47m)

Double glazed window. Curtain track and curtains. Radiator. TV point. Internet point. Smoke alarm.

Shower Room 6' 0" x 5' 2" (1.83m x 1.58m)

Double glazed frosted window. Blind over. Fully tiled. Low level WC and wash hand basin. Large shower cubicle, all in white. MIRA ZEST shower. Vinyl flooring. Medicine cabinet.

Bedroom Four 15' 9" x 14' 11" (4.81m x 4.56m)

Large bay window to front elevation. Curtains over. Radiator. Internet point. TV point. Smoke alarm.

SECOND FLOOR

Stairs to SECOND FLOOR LANDING: Smoke alarm. Double glazed window. Door to:

Bedroom Three 12' 9" x 10' 0" (3.91m x 3.07m)

Double glazed window. Curtain track and curtains. Smoke alarm. Radiator. Internet point. TV point.

Bedroom Five 12' 11" x 10' 2" (3.96m x 3.10m)

Double glazed window. Curtain track and curtains. Radiator. Smoke alarm. Internet point. TV point. Built-in storage cupboard.

Bedroom Six 15' 8" x 12' 9" (4.80m x 3.9m)

Double glazed window. Curtain track and curtains. Smoke alarm. Radiator. Internet point. TV point. Built-in cupboard.

**Outside**

To the rear of the property is a Courtyard garden, mainly laid to gravel with one border and some decking. Rotary clothes line. Garden furniture. To the front is on-street 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 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



12, Hillsborough Avenue, EXETER, EX4 6BW

Dwelling type: Mid-terrace house
Date of assessment: 12 October 2018
Date of certificate: 14 October 2018

Reference number: 8008-6120-5809-9312-6992
Type of assessment: RdSAP, existing dwelling
Total floor area: 145 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

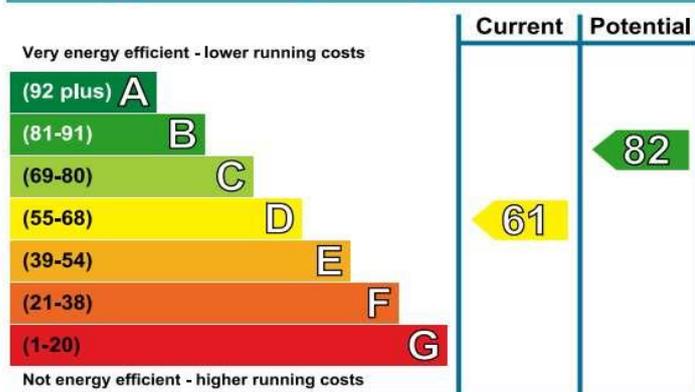
Estimated energy costs of dwelling for 3 years:	£ 3,834
Over 3 years you could save	£ 1,419

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 390 over 3 years	£ 255 over 3 years	
Heating	£ 3,123 over 3 years	£ 1,839 over 3 years	
Hot Water	£ 321 over 3 years	£ 321 over 3 years	
Totals	£ 3,834	£ 2,415	

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	£ 555
2 Internal or external wall insulation	£4,000 - £14,000	£ 612
3 Floor insulation (suspended floor)	£800 - £1,200	£ 132

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.