

**78 Richmond Court, St Davids Hill, ST DAVIDS
Exeter, EX4 3RD**



STUDENT RENTAL PROPERTY AT £165.00 PER PERSON PER WEEK

A SPACIOUS, TWO DOUBLE BEDROOM, FIRST FLOOR, FURNISHED APARTMENT IN A VERY CENTRAL LOCATION AND BENEFITTING FROM AN ALLOCATED PARKING SPACE. THE APARTMENT IS SITUATED IN THE HEART OF EXETER WITH EASY ACCESS TO THE CITY CENTRE, UNIVERSITY AND MAINLINE RAILWAY STATION.

AVAILABLE FOR THE ACADEMIC YEAR 2026/2027.

THE ACCOMMODATION COMPRISES:

Entrance

Security front door to communal area. Stairs to first floor. Wooden front door to flat.

Hallway

Intercom entry phone. Smoke alarm. Airing cupboard. Second storage cupboard.

Bedroom One 9' 3" x 10' 8" (2.84m x 3.27m)

Double glazed window to side elevation. Power points. Central ceiling light. Door to:



En-suite 6' 4" x 5' 6" (1.94m x 1.69m)

Low level WC in white. Pedestal wash hand basin in white. Heated chrome towel rail. Shower cubicle, fully tiled in white tiles. Ceiling spotlights.

Bedroom Two 9' 4" x 9' 4" (2.85m x 2.85m)

Double glazed window to side elevation. Power points. Ceiling light.



Bathroom 7' 4" x 5' 9" (2.24m x 1.76m)

Extractor fan. Ceiling spotlights. Low level WC. Pedestal wash hand basin and bath, shower over bath, glass shower screen, partly tiled.

Open Plan Kitchen/Living Area 13' 3" x 21' 8" (4.06m x 6.62m)

Large square double glazed bay window to side elevation. Central heating controls. TV point. Telephone point. Ceiling lights. Power points. KITCHEN AREA: Heat detector. Ceiling spotlights. Good range of wall and base units. Stainless steel single sink unit. Electric oven with gas hob. Washer/Drier. Dishwasher. Fridge/Freezer. Roll edged worksurfaces and tiled splashbacks. Laminate style vinyl flooring.



Outside

One allocated parking space. (Numbered 24).

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



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Dwelling type: Mid-floor flat **Reference number:** 9956-2898-6608-9791-6365
Date of assessment: 18 October 2019 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 19 October 2019 **Total floor area:** 60 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:	£ 1,077
Over 3 years you could save	£ 81

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 159 over 3 years	
Heating	£ 564 over 3 years	£ 573 over 3 years	
Hot Water	£ 264 over 3 years	£ 264 over 3 years	
Totals	£ 1,077	£ 996	

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

Not energy efficient - higher running costs

Current	Potential
80	81

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 Low energy lighting for all fixed outlets	£25	£ 78

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.