

3, Hoopern Street, Exeter, EX4 4LU



STUDENT RENTAL PROPERTY AT £160.00 PER PERSON PER WEEK:

A PRETTY TERRACED FURNISHED HOUSE CLOSE TO THE UNIVERSITY AND CITY CENTRE WITH RECENTLY NEW KITCHEN, LARGE LOUNGE AND A PLEASANT REAR YARD AREA. ON ROAD PARKING AVAILABLE.

AVAILABLE FOR THE ACADEMIC YEAR 2026/2027.

THE ACCOMMODATION COMPRISES:

Entrance Vestibule

Wooden front door to ENTRANCE VESTIBULE: Carpet. Half glazed door to HALLWAY: Smoke alarm. Ceiling light. Telephone point. Light switch. Coat hooks. Door to:

Bedroom One 13' 11" x 8' 9" (4.25m x 2.68m)

Double glazed sash window to front elevation. Curtain track and curtains over. Radiator. Wall lights. TV point. Power points. Light switch.



Living Room 13' 6" x 9' 8" (4.13m x 2.95m)

Double glazed sash window to rear elevation. Curtain track and curtains. Radiator. Brick fireplace with cupboard either side. TV point. Power points. Central heating control thermostat. Light switch. Under stairs cupboard with light. Archway through to:



Kitchen 9' 11" x 5' 11" (3.04m x 1.81m)

Double glazed window to side elevation. Double glazed door to rear Courtyard. Ceiling track with spotlights. Heat detector. Good range of wall and base units. Formica roll edged work surfaces with white tiled splashback. Stainless steel sink and drainer with chrome taps. Fridge/freezer. Washer/drier. Free standing gas cooker. Lino flooring. Light switch. Power points.



First Floor Landing

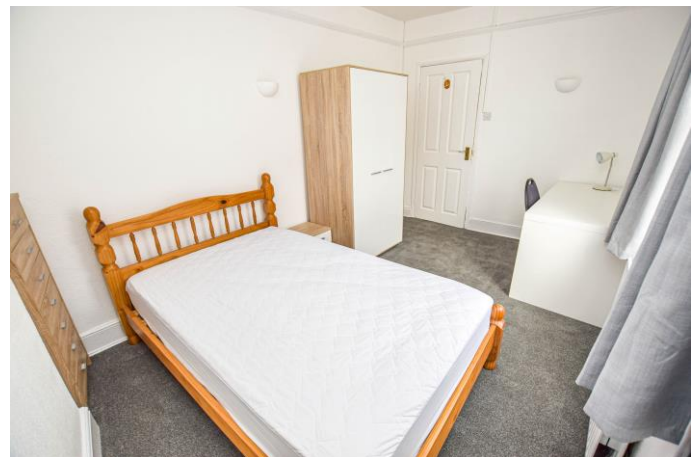
Stairs to FIRST FLOOR LANDING: Ceiling light. Smoke detector. Access to roof space. Door to:

Bathroom 9' 11" x 5' 9" (3.04m x 1.78m)

Double glazed sash window to side elevation. Radiator. Enclosed ceiling light. Pedestal wash hand basin. Low level WC. Bath. All in white with chrome furniture. Shower over bath and curtain track and curtain over. medicine cabinet. Wooden effect laminate flooring.

Bedroom Two 16' 3" x 8' 9" (4.98m x 2.68m)

Two double glazed sash windows to front elevation. Curtain track and curtains over. Large radiator. Ceiling light. Pull cord light switch. Built-in double wardrobe with cupboard over. Power points.



Bedroom Three 9' 8" x 9' 11" (2.96m x 3.04m)

Double glazed sash window to rear elevation. Curtain track and curtains. Radiator. Ceiling light. Built-in storage cupboard. Light switch. Power points.

**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

Outside

To the rear is a small Courtyard. To the front is 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

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



3, Hoopern Street, EXETER, EX4 4LU

Dwelling type: Mid-terrace house
Date of assessment: 05 September 2018
Date of certificate: 11 September 2018

Reference number: 8888-6221-5640-6515-9902
Type of assessment: RdSAP, existing dwelling
Total floor area: 75 m²

Use this document to:

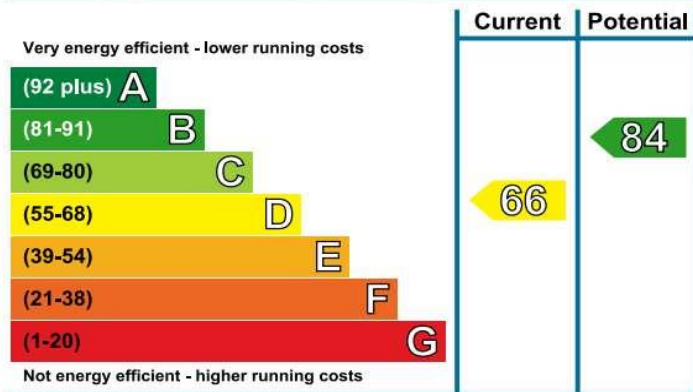
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,013
Over 3 years you could save	£ 429

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 162 over 3 years	
Heating	£ 1,587 over 3 years	£ 1,245 over 3 years	
Hot Water	£ 264 over 3 years	£ 177 over 3 years	
Totals	£ 2,013	£ 1,584	

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 Cavity wall insulation	£500 - £1,500	£ 273
2 Floor insulation (suspended floor)	£800 - £1,200	£ 66
3 Solar water heating	£4,000 - £6,000	£ 87

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.