

## 95, Victoria Street, St James Exeter, EX4 6JG



STUDENT RENTAL PROPERTY AT £180.00 PER PERSON PER WEEK: A FIVE BEDROOM, FULLY FURNISHED STUDENT PROPERTY LOCATED WITHIN EASY ACCESS OF EXETER UNIVERSITY AND THE CITY CENTRE.

THE PROPERTY COMPRISES FIVE BEDROOMS, TWO SHOWER ROOMS, KITCHEN/DINER, RECEPTION ROOM AND REAR COURTYARD GARDEN AND BENEFITS FROM ON-STREET PARKING.

AVAILABLE FOR THE ACADEMIC YEAR 2026/2027.

## THE ACCOMMODATION COMPRISSES:

### Entrance Hall

Accessed via uPVC part glazed door. Under stairs storage cupboard. Stairs to first floor landing

### Bedroom One 10' 11" x 11' 10" (3.340m x 3.596m)

uPVC double glazed window to front elevation. Radiator. Ceiling light. light switch. Ample power points. TV and telephone points. Double bed. Wardrobe. Chest of drawers. Desk with chair

### Lounge 11' 1" x 9' 9" (3.369m x 2.966m)

TV point. Ample power points. Radiator. Sofa. Coffee table. Opening to:



### Kitchen/Diner 14' 1" x 13' 3" (4.294m x 4.037m)

uPVC double glazed window to rear elevation. Good range of wall and base units with roll edged work tops over. Stainless steel sink with drainer and chrome mixer taps. Integrated electric oven with gas hob over. Washing machine. Wall mounted boiler. Two fridge/freezers. Tumble drier. Dining room and chairs. uPVC double glazed doors to courtyard garden



### First Floor Landing

Doors to bedroom two, three and shower room and further shower room.

### Bedroom Two 11' 3" x 8' 7" (3.424m x 2.617m)

uPVC double glazed window to rear elevation. Feature fire place. Built in wardrobe. Radiator. Double bed. Wardrobe. Chest of drawers. Desk with chair

### Bedroom Three 11' 7" x 15' 4" (3.524m x 4.674m)

Twin aspect uPVC double glazed windows. Radiator. Double bed. Wardrobe. Chest of drawers. Desk with chair



### Shower Room 4' 11" x 11' 3" (1.509m x 3.424m)

uPVC double glazed window to side aspect. Low level WC, Shower cubicle with electric shower and Pedestal wash hand basin all in white with chrome furniture. Radiator. Extractor fan

### Second Shower Room

uPVC double glazed window to rear elevation. Low level WC, Pedestal wash hand basin and Shower cubicle all in white with electric shower. Tiled flooring. Radiator.

### Second Floor Landing

Turning staircase from first floor. uPVC double glazed window to rear elevation. Doors to bedroom four and five

### Bedroom Four 15' 4" x 11' 6" (4.663m x 3.497m)

uPVC double glazed window to front elevation. Beamed ceiling. Radiator. Double bed. Wardrobe. Chest of drawers. Desk with chair



### **Bedroom Five 11' 4" x 9' 7" (3.442m x 2.929m)**

uPVC double glazed window to rear elevation. Feature fire place. Radiator. Double bed. Wardrobe. Chest of drawers. Desk with chair

### **Courtyard Garden**

Enclosed garden with low level brick wall. Hard standing

### **Additional Information**

Holding Fee of £100 which will go towards the deposit to be signed by the 31st March 2026

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.

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# Energy performance certificate (EPC)

95 Victoria Street EXETER EX4 6JG	Energy rating <b>C</b>	Valid until: <b>23 June 2035</b>
		Certificate number: <b>2272-3013-2206-3815-0200</b>

**Property type** Mid-terrace house

**Total floor area** 124 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)