

49, Danes Road, ST DAVIDS Exeter, EX4 4LS



STUDENT RENTAL PROPERTY AT £175.00 PER PERSON PER WEEK. A SIX BEDROOM FULLY FURNISHED (INC TELEVISION AND DVD PLAYER) STUDENT PROPERTY IDEALLY PLACED FOR THE UNIVERSITY MAIN CAMPUS WHILST ALSO BEING JUST A SHORT WALK TO THE CITY CENTRE. THE PROPERTY BENEFITS FROM HAVING THREE BATHROOMS, A REAR COURTYARD GARDEN AND RESIDENTS ON STREET PARKING.

AVAILABLE FOR THE ACADEMIC YEAR 2025/2026

THE ACCOMMODATION COMPRISES:

Entrance

Wooden front door to ENTRANCE VESTIBULE: Ceiling Light. Break Glass. Wooden glazed door to:

Hallway

Ceiling Light. Emergency Lighting. Smoke alarm. Radiator. Light switch. Understairs cupboard housing computer unit, electric and gas meters and space for ironing board, Hoover etc. Door to:

Bedroom One 10' 3" x 13' 1" (3.14m x 4.01m)

Double glazed bay window to front elevation. Curtain track and curtains over. Ceiling light. Smoke alarm. Radiator. Internet point. TV point. Power points. Two built-in wardrobes with hanging rail and shelf over. Light switch



Bedroom Two 9' 2" x 14' 9" (2.81m x 4.51m)

Double glazed window to rear elevation. Curtain track and curtains over. Ceiling light. Smoke alarm. Radiator. Internet point. TV point. Power points. Built-in double wardrobe with hanging rail and shelf over. Light switch.

Living Room 13' 1" x 9' 8" (4.01m x 2.96m)

Double glazed window to side elevation. Curtain track and curtain over. Ceiling light. Smoke alarm. Emergency lighting. Radiator. TV point. Power points. Electric fire with tiled surround and wooden mantle over. Light switch. Door to:



Kitchen/Diner 15' 0" x 8' 11" (4.59m x 2.73m)

Double glazed windows to side and rear elevation. Sunken spotlights to ceiling. Emergency lighting, Smoke alarm. Tiled flooring. Central heating boiler with programmer below. Two large built-in Fridge/freezers. Washing machine. Tumble drier. Dishwasher. Built-in oven and hob with extractor fan above. Good range of wall and base units with formica roll edged work surfaces and cream tiled splashback. Stainless steel sink and drainer with chrome taps. Radiator.



FIRST FLOOR

Stairs from Hallway to FIRST FLOOR LANDING: Cupboard housing hot water cylinder. Ceiling lights. Emergency lighting. Breakglass. Light switches. Door to:

Bedroom Three 14' 7" x 9' 8" (4.46m x 2.97m)

Double glazed window to rear elevation. Curtain track and curtains over. Ceiling light. Smoke alarm. Radiator. Internet point. TV point. Power points. Built-in wardrobe with hanging rail and shelving. Light switch.

Bathroom 5' 4" x 5' 4" (1.65m x 1.65m)

Double glazed window to side elevation. Enclosed ceiling light. Extractor fan. Tiled flooring. Fully tiled in cream with green border. White low level WC, wash handbasin and bath with chrome fittings. Triton electric shower over bath with glass screen. Chrome heated towel rail. Radiator.

Bedroom Four 9' 2" x 11' 5" (2.81m x 3.49m)

Double glazed window to rear elevation. Curtain track and curtains over. Ceiling light. Smoke detector. Radiator. Internet point. TV point. Power points. Light switch. Double built-in wardrobe with hanging rail and shelving.

Bedroom Five 8' 0" x 13' 1" (2.45m x 4.0m)

Double glazed window to front elevation. Ceiling light. Smoke alarm. Radiator. Internet point. TV point. Power points. Two built-in wardrobes, one with shelves and one with hanging rail with shelf over. Light switch.

Shower Room 5' 10" x 5' 2" (1.79m x 1.60m)

Enclosed light fitting. Extractor fan. Tiled flooring. Fully tiled with cream tiles and green border. Low level WC, pedestal wash hand basin and corner shower cubicle, all in white with chrome fittings. Heated chrome towel rail. Radiator.

SECOND FLOOR

Stairs to SECOND FLOOR LANDING: 2 ceiling lights. Emergency lighting. Smoke detector. Break glass. Light switch. Double glazed window to rear elevation. Cupboard with shelving. Door to:

Bedroom Six 9' 4" x 17' 5" (2.85m x 5.32m)

Double glazed window to rear elevation. Curtain track and curtains. Velux window to front elevation. Blind attached. Ceiling light. Smoke detector. Radiator. Victorian fireplace with wooden mantle over. Internet point. TV point. Power points. Built-in wardrobe with hanging rail. Light switch.

Shower Room 7' 7" x 4' 10" (2.32m x 1.49m)

Velux window to front elevation. Blind attached. Extractor fan. Enclosed light fitting. Tiled flooring. Fully tiled with cream tiles and green border. Low level WC. Pedestal wash hand basin and corner shower cubicle, all in white and chrome fittings. Chrome heated towel rail. Radiator.

Outside

To the rear of the property is a small Courtyard garden with gate and brick built-in barbeque. To the front is residents parking where 2 permits can be obtained from Exeter City Council at a small cost

Additional Information

Holding Fee of £100 which will go towards the deposit to be signed by the 31st March 2025 12 months 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 (EPC)

49 Danes Road EXETER EX4 4LS	Energy rating	Valid until:	7 November 2034
	C	Certificate number:	0469-3922-8209-6154-9204

Property type	Mid-terrace house
Total floor area	120 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from **A (best)** to **G (worst)** and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance