

**4, Culverland Road, Pennsylvania
Exeter, EX4 6JJ**



STUDENT RENTAL PROPERTY AT £150.00 PER PERSON PER WEEK- A FIVE BEDROOM, FULLY FURNISHED STUDENT TERRACED HOUSE, IDEALLY LOCATED FOR THE MAIN CAMPUS AND THE CITY CENTRE. INTERNALLY THERE IS A KITCHEN, LIVING ROOM, ONE BATHROOM AND A SEPARATE WC, REAR GARDEN RESIDENT'S ON-STREET PARKING SPACE.

AVAILABLE FOR THE ACADEMIC YEAR 2026/2027.

THE ACCOMMODATION COMPRISES:

Vestibule

uPVC front door. Vinyl floor covering. Electric meter. Consumer unit. Wooden door partly glazed leading to:

Entrance Hall

Ceiling light. Smoke detector. Light switch

Living Room 11' 7" x 11' 7" (3.53m x 3.54m)

Double glazed window to front elevation. Curtain pole and curtains over. Green carpet. Sofas. Coffee table. Radiator. Ceiling light. Smoke detector. Ample power points. Light switches



Bedroom One 9' 4" x 11' 7" (2.85m x 3.54m)

Double glazed window to rear elevation. Curtains over. Ceiling light. Carpet. Double bed. Wardrobe. Desk & chair. Basin. Ample power points. Light switch

Kitchen/Diner 20' 6" x 7' 7" (6.24m x 2.31m)

Double glazed window to side and rear elevation. Two ceiling lights. Heat detector. Vinyl floor covering. Good range of wall and base units with formica roll edged work tops over. Stainless steel sink and drainer. Cooker with splashback. Fridge/freezer. Under counter fridge. Tumble drier. Washing machine. Dining room table and chairs. Radiator. Central heating boiler with timer. Ample power points. Extractor. Light switches



First Floor Half Landing

Stairs from hallway.

Shower Room 8' 3" x 10' 11" (2.52m x 3.32m)

Double glazed window to rear elevation. Large double shower cubicle. Low level WC and Wash hand basin. Ceiling light. Radiator. Light pull cord.

Cloak Room 2' 6" x 5' 9" (0.75m x 1.74m)

Double glazed window to side elevation. Radiator. Ceiling light. Wash hand basin

First Floor Landing

Four steps up from half landing. Ceiling light. Smoke detector. Light switch. Radiator.

Bedroom Two 9' 3" x 11' 4" (2.82m x 3.46m)

Double glazed window to rear elevation. Curtain track and curtains over. Ceiling light. Ample power points. Light switch. Double bed. Wardrobe. Desk & chair. Wash hand basin.

Bedroom Three 14' 1" x 11' 4" (4.30m x 3.45m)

Two double glazed windows to front elevation. Curtain track and curtains over. Ceiling light. Light pull cord. Radiator. Double bed. Wardrobe. Desk & chair. Chest of drawers. Wash hand basin. Ample power points. Light switch



Second Floor

Stairs leading from first floor landing. Window on half landing

Bedroom Four 9' 4" x 11' 2" (2.84m x 3.40m)

Double glazed window to rear elevation. Pole and curtain over. Ceiling light. Light switch. Radiator. Double bed. Wardrobe. Desk & chair. Wash hand basin. Ample power points. Light switch

Bedroom Five 15' 5" x 11' 5" (4.71m x 3.47m)

Double glazed window to front elevation. Curtain pole and curtains over. Ceiling light. Radiator. Double bed. Wardrobe. Desk & chair. Wash hand basin. Chest of drawers. Ample power points. Light switch

Outside

Courtyard garden with shared rear access.

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 (EPC)

4, Culverland Road EXETER EX4 6JJ	Energy rating E	Valid until: 6 March 2029 Certificate number: 0168-1004-6277-5771-2984
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Property type

Mid-terrace house

Total floor area

126 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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