

**28, Oxford Road,
Exeter, EX4 6QU**



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 AND AN ALLOCATED PARKING SPACE.

AVAILABLE FOR THE ACADEMIC YEAR 2026/2027

THE ACCOMMODATION COMPRISES:

Vestibule

uPVC front door. Wooden door partly glazed leading to:

Entrance Hall

Ceiling light. Coat hooks. Consumer units. Smoke detectors. Light switches

Lounge 14' 2" x 12' 0" (4.33m x 3.67m)

Double glazed bay window to the front elevation. Curtain track and curtains over. Ceiling lights. Radiator. Sofas. Coffee table. TV unit. Ample power points. Light switches



Bedroom One 10' 3" x 12' 0" (3.13m x 3.65m)

Double glazed window to rear elevation. Curtain track and curtains over. Ceiling light. Beige carpet. Wash hand basin, double bed. Desk & chair. Wardrobe. Chest of Drawers. Ample power points. Light switch

Kitchen/Diner 15' 10" x 8' 8" (4.83m x 2.65m)

Double glazed window to rear elevation. Two ceiling strip lights. Radiator. uPVC door leading out to the garden. Good range of wall and base units with formica roll edged worktops. Cooker. Tumble drier. Washing machine. Fridge/freezer. Second fridge/freezer under the stairs. Extractor fan. Stainless steel sink and drainer with chrome taps. Ample power points. Fire blanket. Smoke detector. Dining room table and chairs



First Floor Landing

Stairs from hallway.

Shower Room 11' 7" x 8' 8" (3.54m x 2.64m)

Double glazed window to rear elevation. Extractor fan. Double shower cubicle with chrome furniture. Wash hand basin and WC. Cupboard housing the boiler. Radiator. Second cupboard for storage. Light pull cord

Cloak Room

Window to side elevation. Radiator. Light pull cord

Bedroom Two 10' 4" x 11' 11" (3.14m x 3.63m)

Double glazed window to rear elevation. Curtain track and curtains over. Wash hand basin, double bed. Desk & chair. Wardrobe. Chest of Drawers. Ample power points. Light switch. Radiator

Bedroom Three 15' 7" x 12' 0" (4.76m x 3.65m)

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



Second Floor Half Landing

Stairs leading from the landing. Double glazed window to the rear elevation

Second Floor Landing

Smoke detector. Ceiling light. Light switches.

Bedroom Four 15' 7" x 11' 11" (4.76m x 3.64m)

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



Bedroom Five 10' 4" x 11' 11" (3.16m x 3.62m)

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



Outside

Good size court yard garden to the rear. Under covered area to house bikes. 1 parking space to the front of the property

Additional Information

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

11 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 Fees

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)

28, Oxford Road EXETER EX4 6QU	Energy rating D	Valid until: 6 March 2029 Certificate number: 0855-2876-6272-9201-4471
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Property type

Mid-terrace house

Total floor area

131 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 D. It has the potential to be B.

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