

**69, Priory Road, Mount Pleasant
Exeter, EX4 7AP**



Student rental property at £150.00 Exclusive Per Person Per Week

Furnished five bed student house situated in the ideal location of Mount Pleasant within walking distance of the University and the city centre. Internally it benefits from five bedrooms, one bathroom & a courtyard.

AVAILABLE FOR THE ACADEMIC YEAR 2026/2027

THE ACCOMMODATION COMPRISES:

Entrance Vestibule

Composite front door leading to: Coir mat. Ceiling light. Fire break glass. Notice board

Entrance Hallway

Partly Glazed door. Ceiling light. Smoke detector. Fire alarm panel. Central heating programmer. Under stairs cupboard housing electric meter, consumer unit plus storage. Light switch.

Lounge 11' 9" x 13' 6" (3.59m x 4.11m)

Double glazed bay window to front elevation. Curtain track and curtains. Radiator. Smoke detector. Ceiling light. Stripped floor boards. TV point.

Bedroom One 11' 3" x 9' 6" (3.42m x 2.90m)

Smoke detector. Ceiling light. Radiator. uPVC Patio doors leading to rear aspect with window over. Curtain pole and curtains. Ample power points. Single bed. Bedside table. Desk and chair. Built in storage cupboard with further hanging rail and shelf. Light switch

Dining Area 8' 6" x 12' 5" (2.59m x 3.79m)

Double glazed window to side elevation. Chrome ceiling spotlight track. Vinyl floor covering. Worcester Bosch combi boiler. Radiator. Table and chairs.

Kitchen Area 9' 5" x 8' 8" (2.88m x 2.64m)

Double glazed window to rear elevation. uPVC partly glazed door leading to Courtyard garden. Stainless steel 1 1/2 bowl sink with drainer and mixer taps. Chrome spotlight track. Heat detector. Good range of wall and base units with laminated roll top worktops with white tiled splashbacks. Washing machine. Under counter Hotpoint fridge. Under counter freezer. Further fridge freezer. Built in gas hob and electric oven with chrome extractor fan over. Microwave. Ample power points. Fire blanket. Break glass. Light switch.



Half Landing

Stairs to half landing: Fire break glass. Ceiling light. Smoke detector. Window. Shower Isolator switch

Bedroom Two Rear 8' 7" x 12' 2" (2.62m x 3.71m)

Double glazed window to rear elevation. Curtain pole and curtains over. Radiator. Central ceiling light. Smoke detector. Single bed. Wardrobe. Chest of drawers. Ample power points.



Shower Room 6' 2" x 4' 10" (1.87m x 1.47m)

Double glazed window to side elevation. Radiator. Enclosed ceiling light. Extractor fan. Shower isolator switch. Wood effect vinyl floor covering. Low level WC. Wash hand basin and corner shower unit all in white with chrome furniture. Fully tiled. Mirror over wash hand basin.



Bedroom Three 11' 3" x 9' 7" (3.42m x 2.93m)

Double glazed window to rear elevation. Curtain pole and curtain. Radiator. Smoke detector. Central ceiling light. Single bed. Chest of drawers. Wardrobe. Desk and chair. Bedside table. Ample power points. Light switch

Bedroom Four 14' 3" x 13' 0" (4.34m x 3.96m)

Double glazed bay window to front elevation. Curtain track and curtains. Radiator. Wooden floor boards. Ceiling light. Smoke detector. Original fireplace with wooden surround. Double bed. Desk and chair. Wardrobe. Chest of drawers. Built in wardrobe with hanging rail and shelf

Second Floor Landing

Stairs leading up to second floor:

Bedroom Five 9' 0" x 16' 6" (2.75m x 5.02m)

Double glazed window to rear elevation. Curtain track and curtains over. Two ceiling spotlights. Smoke detector. Under eaves storage. Desk and chair. Double bed. Radiator.

**Ensuite Cloak Room 8' 6" x 5' 6" (2.60m x 1.67m)**

Double glazed window to rear elevation. Ceiling light. Extractor fan. Radiator. Wash hand basin. Low level WC. Towel rail.

Outside

Small courtyard to the rear with rear access

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

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)

69 Priory Road EXETER EX4 7AP	Energy rating C	Valid until: 1 June 2033
		Certificate number: 0429-3027-8206-9217-3204

Property type
Mid-terrace house

Total floor area
114 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 current energy rating is C. It has the potential to be B.

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