

**26, Priory Road,
Exeter, EX4 7AW**



STUDENT RENTAL PROPERTY AT £168.00 INCLUSIVE PER PERSON PER WEEK:

A FIVE BEDROOM, FULLY FURNISHED STUDENT PROPERTY, IDEALLY LOCATED FOR THE MAIN CAMPUS OR ST. LUKES EXETER UNIVERSITY. INTERNALLY THE PROPERTY INCLUDES A SHOWER ROOM, KITCHEN AND LIVING ROOM WHILST OUTSIDE IS A COURTYARD GARDEN AND RESIDENT'S PARKING.

AVAILABLE FOR THE ACADEMIC YEAR 2026/2027

THE ACCOMMODATION COMPRISES:

Entrance Vestibule

Wooden front door. Quarry tiled floor. Light switch. Partly glazed wooden door leading to:

Hallway

Ceiling lights. Smoke detector. Light switch. Under stairs cupboard housing consumer unit. Electric meter and WIFI connections. Radiator. Light switches. Smoke alarm

Bedroom One 11' 9" x 14' 2" (3.58m x 4.31m)

Double glazed window to front elevation. Curtain track and curtains over. Radiator. Beige carpet. Ceiling light. Double bed. Wardrobe. Chest of drawers. Desk and chair. Bedside table. Light switch. TV aerial and internet points.



Bedroom Two 9' 9" x 12' 3" (2.97m x 3.74m)

Double glazed window to rear elevation. Curtain track and curtain over. Ceiling light. Radiator. Double bed. Wardrobe. Chest of drawers. Desk and chair. Bedside table. Light switch. Beige carpet. TV aerial and internet points.

Open Plan Living Room 10' 9" x 11' 3" (3.27m x 3.43m)

Double glazed window to side elevation. Curtain track and curtains. Chrome ceiling spotlight track. Beige carpet. Radiator. Two leather sofas. Central heating controls. TV aerial point. Ample power points. Two wall lights. Central heating combi boiler. Step up to:



Kitchen 9' 3" x 10' 10" (2.82m x 3.31m)

Three double glazed windows to the rear and side elevation. uPVC door leading to the garden. Tiled floor. Enclosed ceiling light and spotlights. Stainless steel sink and drainer. Good range of wall and base units with roll edged work tops. Built in electric hob with electric oven below. Washer/dryer. Two fridges. Freezer. Tiled splashbacks. Fire blanket. Ample points



First Floor Landing

Stairs leading from hallway to first floor landing

Bedroom Three 11' 1" x 11' 5" (3.37m x 3.47m)

Double glazed window to rear elevation. Curtain rail and curtains over. Ceiling light. Double bed. Built in desk and chair. Wardrobe. Bedside table. Built in storage under the bay window. TV aerial and internet point



Bathroom 5' 8" x 7' 10" (1.72m x 2.38m)

Two double glazed windows to side elevation. Two ceiling lights. Extractor fan. Vinyl floor covering. Chrome heated towel rail. Low level WC, Wash hand basin and Bath all in white with chrome furniture. Tiled around bath area. Electric shower over. Light pull cord.



Bedroom Four 7' 1" x 9' 10" (2.16m x 2.99m)

Double glazed window to rear elevation. Ceiling light. Desk and chair. Double bed. Chest of drawers. Wardrobe. Internet and TV aerial points. Ample power points. Victorian fireplace with wooden surround.

Bedroom Five 15' 3" x 14' 1" (4.66m x 4.28m)

Double glazed bay window to front elevation. Radiator. Ceiling light. Beige carpet. Double bed. Wardrobe. Desk and chair. Bedside table. Chest of drawers. Book shelf. Victorian fireplace with wooden surround. Internet and TV aerial points.

Outside

Rear of the property courtyard garden with raised flower borders and rear gate

Additional Information

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

11 Month fixed tenancy

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.

Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

26 Priory Road EXETER EX4 7AW	Energy rating C	Valid until: 2 June 2035
		Certificate number: 2436-3050-7205-9455-8200

Property type	Mid-terrace house
Total floor area	112 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.](#)