

**24, Priory Road, Mount Pleasant
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 BATHROOM AND SEPARATE TOILET, 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

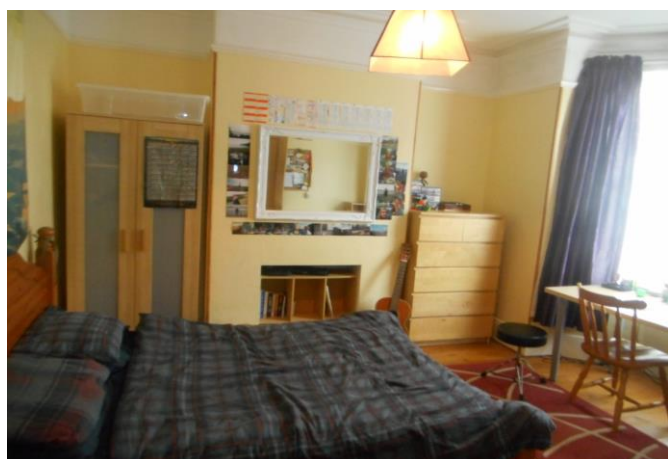
Wooden front door. Quarry tiled floor. Dado rail. Wooden door partly glazed leading to:

Hallway

Ceiling lights. Radiator. Light switch. Under stairs cupboard housing electric meter, WIFI router. Beige carpet.

Bedroom One 11' 7" x 12' 6" (3.54m x 3.81m)

Double glazed bay window to front elevation. Curtain track and curtains over. Wood flooring. Central ceiling light. Radiator. Desk and chair. Chest of drawers. Double wardrobe. Bed. Bedside table. Book case. Ample power points. TV aerial point. Internet point.



Bedroom Two 9' 8" x 12' 3" (2.95m x 3.74m)

uPVC door to rear garden with uPVC window over. Curtain pole and curtains over. Wood flooring. Ceiling light. Radiator. Desk and chair. Chest of drawers. Double wardrobe. Bed. Bedside table. Book case. Wall mirror. Light switch. Ample power points. TV aerial point. Internet point.

Open Plan Living Room Area 11' 6" x 10' 11" (3.50m x 3.34m)

Double glazed window to side elevation. Radiator. Curtain pole and curtains over. Chrome ceiling spotlight track. Heat detector. Central heating combi boiler. Grey carpet. TV point. Ample power points. Two sofas. Central heating programmer. Light switches step up to:



Kitchen/Breakfast Room 9' 3" x 11' 6" (2.83m x 3.50m)

Three double glazed windows to rear and side elevations. uPVC back door leading out to the garden. Tiled floor. Chrome ceiling spotlight track and spot lights. 1.5 bowl stainless steel sink and drainer with chrome taps. White tiled splash backs. Good range of wall and base units with wood effect work tops over. Washer/dryer. Electric cooker. Two fridges. Freezer. Shelving. Fire blanket.



First Floor Landing

Stairs from hallway to first floor landing.

Bedroom Three Back 11' 3" x 11' 0" (3.42m x 3.36m)

Double glazed bay window to rear elevation. Curtain track and curtains. Original Victorian fireplace. Wooden flooring. Desk and chair. Chest of drawers. Built in double wardrobe. Bed. Bedside table. Book case. Radiator. Light switch. Ample power points.



Bathroom 4' 8" x 6' 6" (1.43m x 1.99m)

Double glazed window to side elevation. Enclosed ceiling light. Vinyl floor covering. Heated chrome towel rail. Wash hand basin and Bath both in white with chrome furniture. Fully tiled around the bath area. Extractor fan. Thermostatically controlled shower over the bath with glass shower screen.



Toilet 2' 9" x 5' 6" (0.85m x 1.68m)

Window to side elevation. Ceiling light. Vinyl floor covering. Low level WC. Light switch

Bedroom Four 9' 8" x 11' 8" (2.94m x 3.55m)

Double glazed window to rear elevation. Curtain pole and curtains over. Ceiling light. Wooden floor. Victorian fireplace. Radiator. Desk and chair. Chest of drawers. Double wardrobe. Bed. Bedside table. Book case. Ample power points. TV aerial point. Internet point.

Bedroom Five 13' 9" x 15' 4" (4.20m x 4.68m)

Double glazed window to front elevation. Curtain track and curtain over. Wood floor. Ceiling light. Desk and chair. Chest of drawers. Built in double wardrobe. Double bed. Bedside table. Book case. Double wardrobe. Radiator. Light switch. Ample power points. TV aerial point. Internet point. Victorian fireplace. Radiator. Light switch

Outside

Rear courtyard garden mainly laid to patio 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)

24 Priory Road EXETER EX4 7AW	Energy rating C	Valid until:	2 June 2035
		Certificate number:	4335-3025-3500-0463-1222

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.](#)