

**46, Priory Road, Mount Pleasant
Exeter, EX4 7AU**



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 TWO SHOWER ROOMS, 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. Tiled floor. Light switch. Partly glazed wooden door leading to:

Entrance Hall

Smoke alarm. Ceiling lights. Radiator. Under stairs storage area housing WIFI equipment.

Bedroom One 12' 1" x 14' 9" (3.69m x 4.50m)

Double glazed bay window to front elevation. Curtain track and curtains over. Radiator. Ceiling light. Wood flooring. Double bed. Desk & Chair. Wardrobe. Storage units. TV points. Internet points. Ample power points. Light switches



Bedroom Two 10' 0" x 11' 5" (3.05m x 3.47m)

Two double glazed windows to side elevation. Curtain pole and curtains over. Wood flooring. Radiator. Ceiling light. Double bed. Desk & Chair. Wardrobe. Chest of drawers. Bedside table. TV points. Internet points. Ample power points. Light switches. Shelf under the window

Living Room 14' 2" x 9' 5" (4.31m x 2.86m)

Smoke alarm. Ceiling spotlight track. Two wall lights. Central heating thermostat. Radiator. TV point. Ample power points. Storage cupboard.



Dining Area 5' 10" x 7' 7" (1.78m x 2.31m)

uPVC door to rear court yard plus two windows. Poly carbonated roof. Ceiling light. Vinyl floor covering. Table and chairs. Light switch. Power points. Door leading to:

Shower Room 4' 6" x 6' 1" (1.36m x 1.86m)

Window to side elevation. Extractor fan. Poly carbonated roof. Vinyl floor covering. Low level WC and Shower cubicle both in white with chrome furniture. Mira Sport electric shower. Radiator. Shower pull cord

Kitchen 10' 11" x 9' 7" (3.32m x 2.92m)

Double glazed window to side elevation. Ceiling light. Chrome spotlight track. Heat detector. Valiant Combi boiler. Stainless sink and drainer with chrome mixer taps. Tiled floor. White tiled splash backs. Good range of wall and base units with wood effect roll edged work tops. Ample power points. Large fridge/freezer. Under counter fridge. Washer/dryer. Gas cooker. Tumble dryer. Radiator. Fire blanket. Carbon Monoxide detector. Light switch. uPVC door to rear court yard



First Floor Landing

Stairs from the hallway to first floor landing. Smoke detector. Ceiling light. Built in storage cupboard

Bedroom Three 9' 5" x 7' 10" (2.88m x 2.39m)

Double glazed window to rear elevation. Curtain pole and curtains over. Radiator. Wood flooring. Built in single bed. Desk & chair. Chest of drawers. Built in Shelving. Hanging rail. Light switch. Internet points. TV point.

Shower Room 4' 7" x 6' 8" (1.39m x 2.04m)

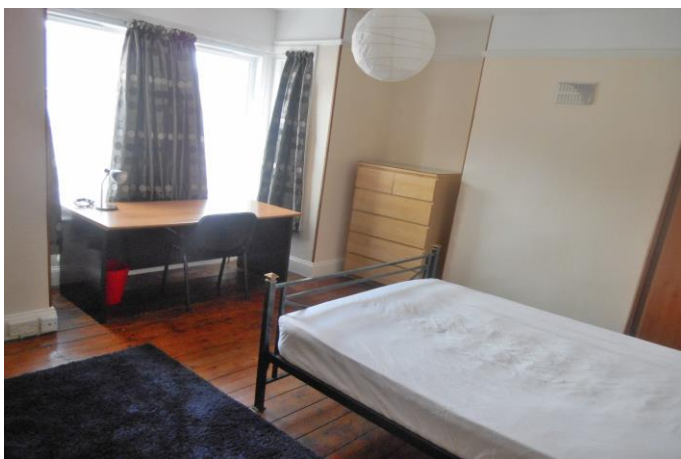
Double glazed window to side elevation. Enclosed ceiling light. Vinyl floor covering. Large double shower, Pedestal wash hand basin and Toilet all in white with chrome furniture. Mira sports electric shower. Chrome heated towel rail. Extractor fan. Shower and light pull cords

Bedroom Four 11' 5" x 10' 2" (3.48m x 3.09m)

Double glazed window to rear elevation. Curtain pole and curtains over. Radiator. Double bed. Chest of drawers. Wardrobe. Book case. Desk & chair. Ample power points. Light switch. Internet point. TV point.

Bedroom Five 15' 5" x 14' 6" (4.71m x 4.42m)

Double glazed bay window to front elevation. Curtain track and curtains over. Radiator. Wood flooring. Ceiling lights. Double bed. Wardrobe. Chest of drawers. Desk & chairs. Sink and vanity unit. TV point. Internet point. Light switch. Ample power points.



Outside

Rear court yard area. Large brick built shed

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)

46 Priory Road EXETER EX4 7AU	Energy rating C	Valid until:	3 June 2035
		Certificate number:	0350-2143-1550-2825-4045

Property type	End-terrace house
Total floor area	106 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 C.

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