

**15, Dunvegan Close, ST DAVIDS
Exeter, EX4 4AF**



STUDENT RENTAL PROPERTY AT £150.00 PER PERSON PER WEEK:

A SEMI-DETACHED, FURNISHED, FOUR BEDROOM HOUSE WITH DETACHED GARAGE, LOCATED IN A PLEASANT ROAD, CLOSE TO EXETER UNIVERSITY MAIN CAMPUS AND ENJOYING A GARDEN, FOUR BEDROOMS AND A LOUNGE WITH 50" PLASMA TV.

AVAILABLE FOR THE ACADEMIC YEAR 2026/2027.

THE ACCOMMODATION COMPRISES:

Entrance

Double glazed front door to ENTRANCE HALLWAY: Ceiling light. Light switch. Power points. Radiator. Central heating control programmer. Smoke alarm. Double glazed window to side elevation. Curtain track and curtains over. Coat hooks. TV point. Under stairs storage for Hoover, etc. housing consumer unit, electric and gas meters. Door to:

Cloakroom 5' 1" x 2' 7" (1.57m x 0.81m)

Double glazed window to side elevation. Enclosed ceiling light. Radiator. Low level WC. Wash hand basin with chrome furniture with mirror above. Vinyl flooring.

Bedroom One 12' 9" x 10' 11" (3.90m x 3.35m)

Double glazed window to front elevation. Curtain pole and curtains over. Radiator. Enclosed ceiling light. Gas fire with marble surround and mantle. Power points.

Kitchen 11' 7" x 7' 3" (3.54m x 2.23m)

Double glazed window to side elevation. Heat detector. Radiator. Enclosed light. Lino flooring. Double oven with electric hob with extractor fan over. Large fridge/freezer. Stainless steel sink and drainer with chrome mixer taps. Good range of wall and base units with formica roll edged work surfaces. Tiled splashbacks. Power points. Door to:



Utility room 7' 3" x 6' 9" (2.21m x 2.06m)

Double glazed door and window to back garden. Radiator. Power points. Dishwasher. Washing machine. Tumble drier. Light switch. Wall light. Shelving. Work top with tiled splashback.

Living Room 11' 7" x 9' 6" (3.54m x 2.90m)

Ceiling light. Smoke detector. TV aerial point. Power points. Radiator. Step down into:



Dining area 8' 11" x 7' 3" (2.73m x 2.21m)

Double glazed patio doors to outside. Two windows. Curtain pole and curtains over. Wall lights. Power points. Radiator. Light switch.

FIRST FLOOR

From Hallway, stairs to FIRST FLOOR LANDING: Double glazed window to side elevation. Smoke alarm. Isolator switch. Ceiling light. Loft hatch. Door to:

Bathroom 5' 6" x 7' 0" (1.69m x 2.14m)

Double glazed window to rear elevation. Enclosed ceiling light. Light pull cord. Shaver socket. Fully tiled. Lino flooring. Pedestal wash hand basin. Low level WC. Bath. All with chrome furniture. Shower over bath with curtain rail and curtain. Radiator. Mirror.

Bedroom Two 11' 6" x 9' 11" (3.51m x 3.03m)

Double glazed window to rear elevation. Curtain track and curtain over. Radiator. Power points. Ceiling light. Light switch.



Bedroom Three 9' 11" x 13' 3" (3.03m x 4.05m)

Double glazed window to front elevation. Curtain track and curtains over. Built-in wardrobe with hanging rail. Ceiling light. Radiator. Power points.

Bedroom Four 10' 4" x 7' 0" (3.17m x 2.16m)

Double glazed window to front elevation. Curtain pole and curtains over. Radiator. Ceiling light. Power points.

**Outside**

To the rear is a patio area and lawn. There is also a driveway with parking for 3 cars and a GARAGE.

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.

Energy performance certificate (EPC)

15 Dunvegan Close EXETER EX4 4AF	Energy rating D	Valid until: 3 November 2031
		Certificate number: 8339-6029-7109-0414-1206

Property type
Semi-detached house

Total floor area
93 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.](#)