

**111, Mount Pleasant Road, MOUNT PLEASANT
Exeter, EX4 7AB**



STUDENT RENTAL PROPERTY AT £150.00 PER PERSON PER WEEK:

A LARGE SIX BEDROOM TERRACED STUDENT HOUSE CLOSE TO THE UNIVERSITY, PENINSULAR MEDICAL SCHOOL, ST LUKES AND THE CITY CENTRE BENEFITTING FROM HAVING A GARDEN AND GARAGE.

AVAILABLE FOR THE ACADEMIC YEAR 2026/2027

THE ACCOMMODATION COMPRISES:

Entrance Lobby

Double glazed front door to ENTRANCE LOBBY: Ceiling light. Light switch. Quarry tiled floor. Door to:

Hallway

Two ceiling lights. Radiator. Power point. Smoke alarm. Under stairs cupboard housing consumer unit. Door to:

Bedroom One 13' 4" x 15' 5" (4.09m x 4.71m)

Bay window to front elevation with double glazed units. Curtain track and curtains. Ceiling light. Two wall lights. Power points. Radiator. Tiled fireplace and surround. Double light switch.



Kitchen/Diner 12' 2" x 24' 1" (3.71m x 7.35m)

Three windows, all to side elevation. Double glazed door to rear garden. Dining Area: Ceiling lights. Smoke detector. Radiator. Power points. TV point. Tiled fireplace. Laminate flooring. Archway through to: Kitchen Area: Heat detector. Ceiling lights. Good range of wall and base units. Electric hob. Double oven. Built-in fridge and freezer. Dishwasher. Washing machine. Stainless steel single sink and drainer with chrome mixer taps. Laminate flooring. Formica roll edged work surface, wood effect. Power points. Central heating boiler. Light switch. Fire extinguisher. Fire blanket.



Living Room 12' 6" x 13' 10" (3.81m x 4.23m)

Double glazed patio door in bay to garden. Curtain track and curtains over. Ceiling light. Smoke alarm. Radiator. TV point. Telephone point. Power points. Wall lights. Tiled fireplace and hearth. Central heating programmer. Double light switch.

First Floor Landing

Stairs to FIRST FLOOR LANDING: Smoke alarm. Loft hatch. Ceiling light. Door to:

Shower Room 5' 10" x 6' 1" (1.80m x 1.87m)

Double glazed sash window to side elevation. Ceiling light. Extractor fan. Shower pull cord. Low level white WC. pedestal wash hand basin with chrome fittings. Shower cubicle with bi-fold door, fully tiled with electric shower. Light switch.

Bathroom 7' 1" x 5' 5" (2.17m x 1.67m)

Double glazed sash window to side elevation. Enclosed ceiling light. Extractor fan. Pull cord for light and shower. White wash hand basin. Low level WC and bath, all in white with chrome fittings. Shower attachment over bath and shower curtain and track. Heated towel rail.

Bedroom Two 12' 3" x 16' 3" (3.74m x 4.97m)

Double glazed bay window to rear elevation. Ceiling lights. Power points. Radiator. Light switch. Hand basin and chrome taps.

Bedroom Three 17' 8" x 15' 4" (5.39m x 4.69m)

Large double glazed bay window to front elevation. Wash hand basin. Ceiling lights. Power points. Light switch. Radiator.

Bedroom Four 12' 3" x 11' 6" (3.74m x 3.51m)

Double glazed sash window to rear elevation. Ceiling lights. Wash hand basin. Power points. Built-in wardrobe with cupboard over. Victorian fireplace with wooden surround. Light switch. Radiator.

Top Floor Landing

Stairs to TOP FLOOR LANDING: Double glazed window to rear elevation. Smoke alarm. Access to loft space. Ceiling light. Light switch. Door to:

Bedroom Five 11' 4" x 11' 11" (3.48m x 3.64m)

Double glazed sash window to rear elevation. Ceiling light. Victorian fireplace with wooden surround. Power points. Radiator. Wash hand basin.

Bedroom Six 17' 6" x 12' 7" (5.36m x 3.86m)

Double glazed sash window to front elevation. Ceiling lights. Radiator. Pull cord. Power points. Built-in storage cupboard. Victorian fire surround with mantle over.



Outside

To the rear of the property is a garden partly laid to lawn with 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

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.

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

Energy Performance Certificate



111, Mount Pleasant Road, EXETER, EX4 7AB

Dwelling type: Mid-terrace house
Date of assessment: 05 September 2018
Date of certificate: 11 September 2018

Reference number: 0258-2855-6715-9308-0445
Type of assessment: RdSAP, existing dwelling
Total floor area: 184 m²

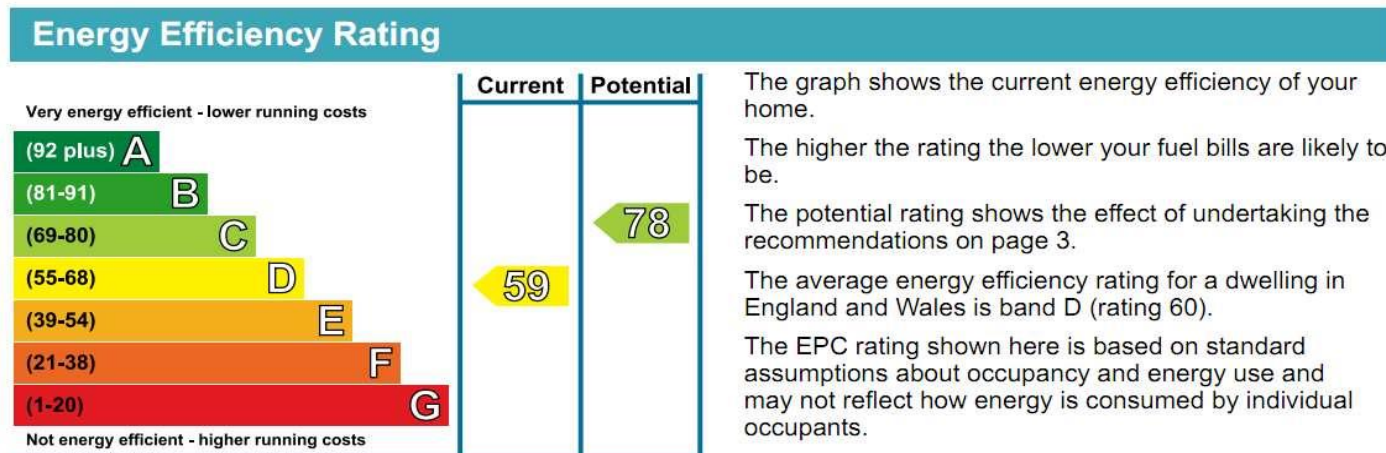
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,773
Over 3 years you could save	£ 1,590

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 369 over 3 years	£ 291 over 3 years	
Heating	£ 4,107 over 3 years	£ 2,595 over 3 years	
Hot Water	£ 297 over 3 years	£ 297 over 3 years	
Totals	£ 4,773	£ 3,183	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,056
2 Cavity wall insulation	£500 - £1,500	£ 309
3 Floor insulation (suspended floor)	£800 - £1,200	£ 162

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.