

18, Dunvegan Close, St Davids Exeter, EX4 4AF



Student rental property at £150.00 per person per week. Fully furnished four bed semi detached student house with a detached garage. The property is located in a pleasant road close to Exeter university main campus and enjoying a garden.
EPC Rating C

AVAILABLE FOR THE ACADEMIC YEAR 2026/2027

THE ACCOMMODATION COMPRISES:

Entrance Hall

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:

Bedroom One 13' 8" x 11' 6" (4.16m x 3.50m)

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



Living Room 11' 8" x 9' 7" (3.55m x 2.92m)

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



Conservatory 27' 11" x 22' 8" (8.5m x 6.9m)

Kitchen 11' 7" x 7' 4" (3.53m x 2.23m)

Double glazed window to side elevation. Heat detector. Radiator. Enclosed light. Vinyl 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 splash backs. Power points. Door to:



Cloak Room

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 Two 13' 9" x 9' 11" (4.19m x 3.02m)

Double glazed window to front elevation. Ceiling light. Radiator. Power points

Bedroom Three 10' 4" x 9' 10" (3.15m x 2.99m)

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

Bedroom Four 10' 4" x 7' 2" (3.15m x 2.18m)

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

Bathroom

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.



Outside

Lawned front garden to the front and back of the property. Detached 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.

Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

18 Dunvegan Close EXETER EX4 4AF	Energy rating C	Valid until:	9 October 2035
		Certificate number:	9330-2810-2500-2595-1541

Property type Semi-detached house

Total floor area 87 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.](#)