

18a Herschell Road, Mount Pleasant, Exeter, EX4 6LX



A fantastic opportunity to acquire a three bed student property fully let for the 2025/2026 academic year with an income of £22,320 based on a 48 week contract plus bills. The accommodation comprises entrance hall, first floor landing, lounge, kitchen/diner, bedroom three, shower room, cloakroom, second floor landing accommodating two further double bedrooms. Situated in the popular student location of Mount Pleasant, viewing is highly recommended.

**Offers in the Region of £265,000 Share of Freehold
DCX00440**

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The cathedral city of Exeter is a vibrant community with historic roots. Surrounded by stunning countryside and in close proximity to beautiful coastlines, the city really does offer the best of urban and rural life. Exeter offers an excellent range of transport links with London two hours away by train. Exeter International Airport offers flights across the UK, Europe and beyond.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Rear aspect window, doors to the lounge, kitchen/diner, bedroom three, shower room, cloakroom, turning staircase to the 2nd floor landing and a radiator.



Lounge 15' 9" x 13' 1" (4.796m x 3.998m)

Front aspect uPVC double glazed window, television point, telephone point, picture rail, internet connection point and a radiator.



Kitchen/Diner 11' 1" x 11' 1" (3.372m x 3.386m)

Rear aspect sash window, fitted range of eye and base level units with a stainless steel sink with a mixer tap and a single drainer, roll edged work surfaces, integrated oven and hob with an extractor fan above, plumbing for a washing machine, further appliance space, seating area, picture rail, storage cupboard with a wall mounted boiler and a radiator.



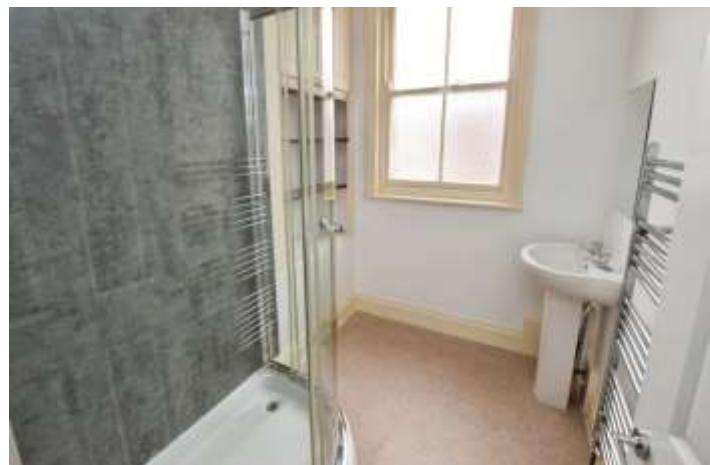
Bedroom Three 13' 4" x 7' 8" (4.058m x 2.329m)

Front aspect uPVC double glazed bay window, wardrobe with hanging space, coved ceiling and a radiator.



Shower Room

Rear aspect frosted sash window, walk in shower cubicle, wash hand basin, part tiled walls, extractor fan, storage cupboard, heated towel rail.



Cloakroom

Rear aspect frosted window, low level WC.

Second Floor Landing

Rear aspect velux window, doors to bedroom one and bedroom two.

Bedroom One 17' 0" x 14' 3" (5.175m x 4.345m) Max

Rear aspect uPVC double glazed window, feature fireplace with a wooden mantle, radiator.



Bedroom Two 16' 10" x 11' 4" (5.142m x 3.460m)

Rear aspect uPVC double glazed window, telephone point, radiator.



Whilst we endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose.

Neither have we had sight of the legal documents to verify the Freehold and Leasehold status of any property. A buyer is advised to obtain verification from their solicitor and/or surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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Cooksleys are regulated by the Money Laundering Regulations 2007 and a prospective buyer would be required to show proof of funds and identification before a purchase can proceed.

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Energy performance certificate (EPC)

Use/reasonable floor space	Energy rating	Target year
STUDIO / GARDEN SHED	D	4 August 2030

Property type: Top-Floor Flat
Total floor area: 100 square metres

Rules on letting this property

This property can be let if it has an average rating from a B:
You can read more about the rules on the [gov.uk website](#) and [viewing the \[Energy Performance Certificate\]\(#\)](#).

Energy rating and score

This property's current rating is D. It has the potential to be C:
[View more information that can help to improve efficiency](#)



