

17 Priory Road, Mount Pleasant, Exeter, EX4 7AW



A well presented five bedroom period property situated in a popular location ideal for students with Exeter University Streatham and St Lukes campus within easy walking distance. The property benefits from being a short walk to the city centre and local supermarket. Currently rented out for the upcoming 2026/2027 academic year with an income of circa £41,500. The spacious accommodation benefits from an entrance hall, open plan kitchen dining room and lounge, five double bedrooms, two shower rooms and enclosed rear garden. Viewing highly recommended.

Offers in the Region of £450,000 Freehold DCX02910

17 Priory Road, Mount Pleasant, Exeter, EX4 7AW

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

Access via solid wood front door, with part-glazed inner doorway. Doors to bedroom one, bedroom two, and the lounge and open kitchen diner. stairs to first floor landing, wood laminate flooring and radiator.

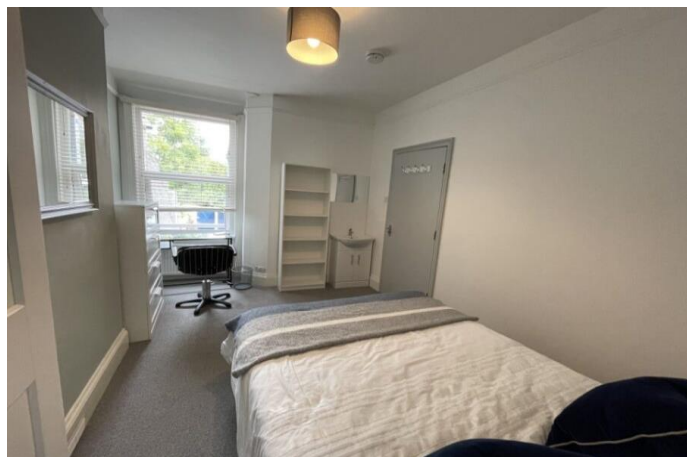
Bedroom One 13' 9" x 11' 11" (4.196m x 3.629m)

Front aspect UPVC double-glazed bay window, television point, coved ceiling and radiator.



Bedroom Two 12' 8" x 9' 11" (3.868m x 3.029m)

With rear aspect UPVC double-glazed window, coved veiling, wash hand basin with mix tap and storage below and part-tiled walls, and radiator.



Open Plan Lounge, Kitchen and Dining Room 20' 5" x 9' 0" (6.232m x 2.743m)

Side and rear aspect UPVC double-glazed windows, wood laminate flooring, seating area, recess fireplace with wooden mantle, storage cupboards, television point, and access through to the kitchen area. Kitchen area with fitted range of eye and base level units, with stainless steel sink and half with mix tap and drainer. With roll-edge work surfaces, part-tiled walls, integrated oven and hob with extractor fan above, plumb for washing machine, plumb for dishwasher, further appliance space, radiator and door leading to rear garden.



First Floor Landing

With doors to bedroom three, bedroom four, bedroom five, and two shower rooms. Also with access to loft void above.

Bedroom Three 14' 3" x 11' 2" (4.349m x 3.398m)

Front aspect UPVC double-glazed bay window, feature fireplace with wooden mantle, and radiator.



Bedroom Four 12' 7" x 9' 11" (3.828m x 3.031m)

Rear aspect UPVC double-glazed window, feature fireplace, built-in wardrobe with hanging space and shelving, wash hand basin with mix tap and storage below with part-tiled walls, and radiator.



Bedroom Five 11' 2" x 10' 2" (3.416m x 3.111m)

Rear aspect UPVC double-glazed window, wash hand basin with storage below and tiled splash-back, and radiator.



Shower Room

Side aspect frosted UPVC double-glazed window, three-piece white suite comprising of walk-in shower cubicle, low-level WC and wash hand basin with mix tap. Also with part-tiled walls, spotlighting, extractor fan, shaver point, tiled flooring and heated towel rail.

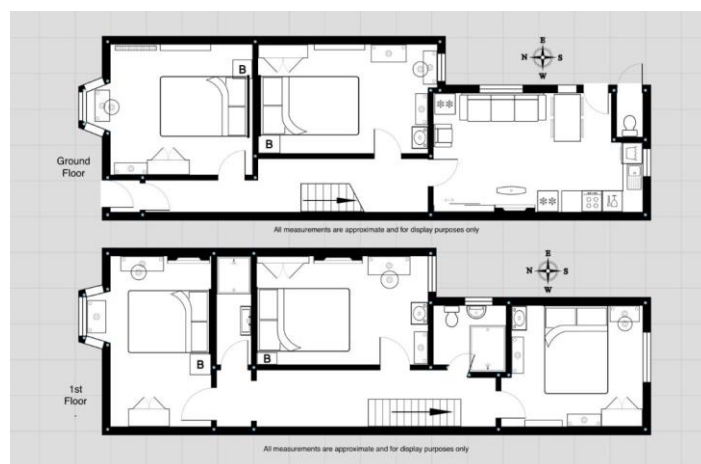
Shower Room

Walk-in shower cubicle and wash hand basin with mix tap, tiled splashback and storage below, extractor fan and heated towel rail.



Rear Garden

Private enclosed rear garden with paved seating area.



11/28/25, 4:30 PM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Find an energy certificate (/)

English | [Cymraeg](#)

Energy performance certificate (EPC)

17, Priory Road EXETER EX4 7AW	Energy rating C	Valid until:	12 August 2030
		Certificate number:	8003-6278-7022-1896-3803

Property type

Mid-terrace house

Total floor area

111 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 B.

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