

17 Abbots Road, Mount Pleasant, Exeter, EX4 7AN



A well presented four 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 £32,300. The spacious accommodation benefits from an entrance hall, open plan kitchen dining room, lounge, utility room, downstairs cloakroom, four double bedrooms, shower room, large first floor bathroom and an enclosed rear garden. Viewing highly recommended.

Offers in the Region of £395,000 Freehold DCX02909

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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

Access via solid wood front door with tiled flooring and part glazed inner doorway leading to inner entrance hall. Entrance hall with doors to bedroom one, lounge, stairs to first-floor landing, with wood laminate flooring and radiator.

Bedroom One 12' 3" x 11' 10" (3.740m x 3.596m)

Front aspect UPVC double-glazed bay window, picture rail, coved ceiling and radiator.



Lounge 11' 0" x 12' 5" (3.341m x 3.772m)

Rear aspect French doors lead to utility room, access through to the kitchen dining room, television point, part-glazed storage cupboard with shelving, storage recess, picture rail, dado rail, and radiator.



Kitchen/Diner 14' 2" x 9' 5" (4.313m x 2.879m)

Rear aspect UPVC double-glazed window with view of the rear garden, fitted range of eye and base level units with stainless steel sink and half with mix tap and single drainer, roll edge work surfaces and part-tiled walls. Also with gas cooker point, plumb for dishwasher, further appliance space, concealed wall-mounted boiler, tiled flooring, under stair storage cupboard, further appliance space, part-glazed door leading to utility room, seating area, and door through to cloakroom and utility area.



Cloakroom/Utility Area

Side aspect frosted UPVC double-glazed window, low level WC, wash hand basin, part tiled walls, plumb for washing machine and further appliance space, tiled flooring, extractor fan and radiator.

Utility room 7' 9" x 5' 3" (2.350m x 1.607m)

Rear aspect UPVC frosted double-glazed window, UPVC double-glazed door leading to rear garden, floor and wall mounted units, and appliance space.

First Floor Landing

With doors to bedroom two, bedroom three, shower room, bathroom and turning staircase to second floor landing.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

Bedroom Two 15' 3" x 12' 11" (4.653m x 3.930m)

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



Bedroom Three 11' 2" x 9' 9" (3.391m x 2.977m)

Rear aspect UPVC double-glazed window, feature fireplace with wooden mantle, storage cupboard, and radiator.

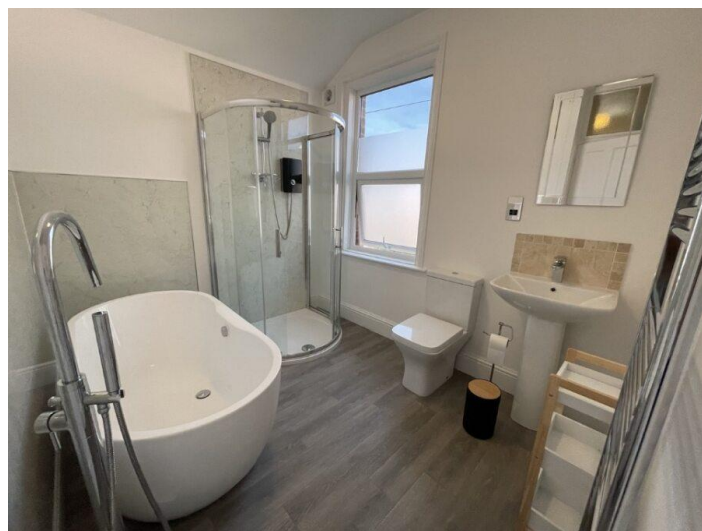


Shower Room

Side aspect frosted UPVC double-glazed window, three-piece suite comprising of walk-in shower cubicle, low level WC, wash hand basin, part-tiled walls, extractor fan and heated towel rail.

Bathroom

Rear aspect frosted UPVC double-glazed window, four-piece suite comprising freestanding bath, walk-in shower cubicle, low level WC, pedestal wash hand basin with mix tap, shaver point, extractor fan, access to loft void above and heated towel rail.



Second Floor Landing

With a door to bedroom four.

Bedroom Four 11' 3" x 11' 11" (3.431m x 3.626m)

Front and rear aspect Velux windows, inter-eave storage and radiator.



Rear Garden

Private enclosed rear garden with paved seating area and gated rear access.



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.

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Experts In Property Company of which it is a member and for the purpose of providing services associated with the business of an estate agent, but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.

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)

17, Adonis Road EXETER EX4 7AN	Energy rating D	Valid until 28 November 2028
Certificate number 2578-4993-4289-4488-7950		

Property type: Mid-terrace house
Total floor area: 100 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/buildings-domestic-estate-letting-certificate) (<https://www.gov.uk/buildings-domestic-estate-letting-certificate>)

Energy rating and score

This property's energy rating is D. It has the potential to be B.
[See how to improve this property's energy efficiency](#)