

**19, Danes Road, ST DAVIDS
Exeter, EX4 4LS**



STUDENT RENTAL PROPERTY AT £190.00 PER PERSON PER WEEK:

A FIVE BEDROOM, FULLY FURNISHED STUDENT PROPERTY IDEALLY LOCATED FOR THE MAIN CAMPUS OF EXETER UNIVERSITY, WHILST ALSO BEING JUST A SHORT WALK TO THE CITY CENTRE. THE PROPERTY BENEFITS FROM TWO BATHROOMS, A COURTYARD GARDEN AND RESIDENT'S ON STREET PARKING.

AVAILABLE FOR THE ACADEMIC YEAR 2026/2027

THE ACCOMMODATION COMPRISES:

LANDLORD INFORMATION

*PROFESSIONAL LOCAL LANDLORD *24 HOUR EMERGENCY NUMBER *FULLY COMPLIANT WITH ALL RELEVANT CERTIFICATES *FULLY FURNISHED AND APPLIANCE EQUIPPED *BEDROOMS HAVE BUILT-IN CUPBOARDS *ALL BEDROOMS HAVE TV AND INTERNET POINTS *COMMUNAL ROOM HAS FLAT SCREEN TV AND DVD PLAYER *EXTENSIVE FRIDGE AND FREEZER SPACE *GARDEN MAINTAINED BY LANDLORD BURGLAR ALARMS.

Entrance

Wooden front door to ENTRANCE VESTIBULE: Ceiling light. Glazed wooden door to:

Hallway

Ceiling light. Central heating thermostat. Light switch. Radiator. Understairs cupboard housing consumer unit and electric meter. Door to:

Lounge 43' 0" x 35' 1" (13.1m x 10.7m)

Double glazed bay window to front elevation. Curtain pole and curtains over. Alcoves to either side of fireplace. Sofa. Hug chairs. Radiator. TV point. Ceiling light. Light switch. Ample power points. Beige carpet



Bedroom One 11' 2" x 9' 7" (3.41m x 2.93m)

Double glazed window to rear elevation. Curtain track and curtains. Ceiling light. Smoke alarm. Radiator. Internet point. TV point. Power points. Built-in wardrobe with hanging rail and cupboards over. Light switch. Double bed. Chest of drawers. Desk and chair.



Kitchen/Diner 22' 11" x 9' 11" (6.98m x 3.01m)

Dual aspect room with double glazed windows to rear and side elevations. Spotlights to kitchen area. Radiator. Tiled flooring. Ceiling light in dining area. Worcester Bosch central heating boiler. Programmer. Ample power points. Stainless steel sink and drainer with chrome mixer tap. Good range of wall and base units with formica roll edged work tops over. Three built in fridge/freezers. Built in electric hob with electric oven below and chrome extractor over. Washing machine. Tumble dryer. Dishwasher. uPVC door to rear garden.



FIRST FLOOR

Stairs to FIRST FLOOR LANDING: Ceiling light. Smoke alarm. Cupboard housing hot water cylinder. Separate cupboard for storage with shelves. Door to:

Bedroom Two 12' 4" x 10' 0" (3.76m x 3.05m)

Double glazed bay window to rear elevation. Curtain track and curtains over. Ceiling light. Smoke alarm. Internet point. TV point. Power points. Built-in double wardrobe with hanging rail and shelf over.



Shower Room 6' 0" x 5' 0" (1.84m x 1.52m)

Extractor fan. Ceiling spotlights. Tiled flooring. Walls fully tiled in grey tiles. Low level WC. Pedestal wash hand basin and Shower cubicle all in white with chrome furniture. Mira electric sports shower. Mirror, light and shaver socket over the basin. Heated towel rail. Light pull cord

Bathroom 6' 1" x 5' 6" (1.85m x 1.67m)

Double glazed window to side elevation. Walls fully tiled in grey tiles. Tiled flooring. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Shower screen. Thermostatically shower over the bath. Ceiling spotlights. Extractor fan. Heated towel rail Light pull cord. Light, mirror and shaver point over basin.



Bedroom Three 9' 10" x 11' 2" (3.0m x 3.42m)

Double glazed window to rear elevation. Curtain track and curtains over. Ceiling light. Smoke alarm. Internet point. TV point. Power points. Radiator. Built-in wardrobe with hanging rail and shelf over.

Bedroom Four 9' 7" x 13' 3" (2.93m x 4.06m)

Two double glazed windows front elevation. Curtain track and curtains over. Ceiling light. Smoke alarm. Internet point. TV point. Power points. Radiator. Two built-in wardrobes with hanging rail and shelf

Shower Room 7' 6" x 5' 1" (2.31m x 1.57m)

Extractor fan. Ceiling spotlights. Tiled flooring. Walls fully tiled in grey tiles. Low level WC. Pedestal wash hand basin and Shower cubicle all in white with chrome furniture. Mira electric sports shower. Mirror, light and shaver socket over the basin. Heated towel rail. Light pull cord



Top Floor Landing

Stairs leading from landing. Window to rear elevation. Ceiling light.

Bedroom Five 7' 10" x 15' 6" (2.39m x 4.73m)

Double glazed window to rear elevation. Curtain track and curtains over. Ceiling light. Radiator. Ample power points. Double bed. Chest of drawers. Desk and chair. Wardrobe. Light switch

Bathroom 8' 4" x 4' 10" (2.54m x 1.48m)

Enclosed ceiling light. Extractor fan. Heated towel rail. Fully tiled walls in grey tiles. Tiled flooring. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture

Outside

To the rear of the property is a Courtyard garden with a brick built-in barbecue and an outbuilding housing two additional fridge/freezers. To the front is resident's parking for which two permits can be obtained from Exeter City Council.

Additional Information

Holding Fee of £100 which will go towards the deposit to be signed by the 31st March 2026. 12 month fixed contract. 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

Energy performance certificate (EPC)

19 Danes Road EXETER EX4 4LS	Energy rating C	Valid until: 13 September 2031
		Certificate number: 0330-2324-8010-2699-1965

Property type

Mid-terrace house

Total floor area

126 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

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

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.