

**15 Wrentham Estate, Old Tiverton Road,  
Mount Pleasant, Exeter, EX4 6ND**



**STUDENT RENTAL PROPERTY AT £160.00 PER PERSON PER WEEK**

A SIX BEDROOM, FULLY FURNISHED STUDENT TERRACED HOUSE, IDEALLY LOCATED FOR THE MAIN CAMPUS AND THE CITY CENTRE. INTERNALLY THERE IS A KITCHEN, LIVING ROOM, CONSERVATORY, UTILITY AREA, TWO BATHROOMS, REAR GARDEN, WITH GARAGE AND PARKING, RESIDENT'S ON-STREET PARKING SPACE.

**AVAILABLE FOR THE ACADEMIC YEAR 2026/2027.**

## THE ACCOMMODATION COMPRISES:

### Entrance Vestibule

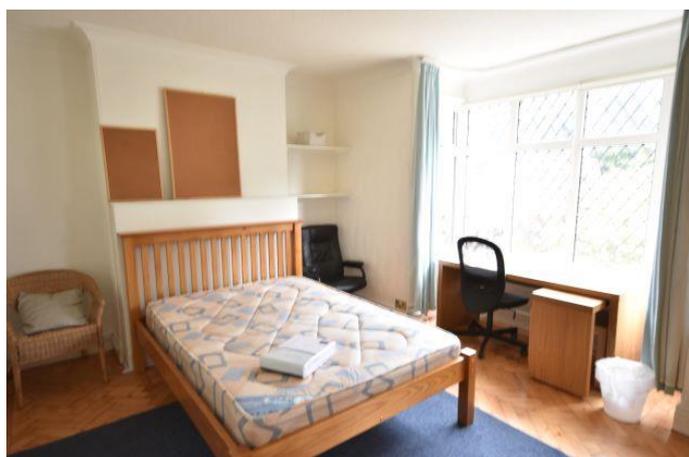
Wooden door. Ceiling light. Tiled flooring. Wooden door partly glazed leading to:

### Entrance Hall

Central heating programmer. Smoke alarm. Ceiling light. Radiator. Fire extinguisher. Understairs cupboard housing freezer and further storage. Parquet flooring

### Bedroom One 13' 9" x 18' 3" (4.19m x 5.55m)

Large double glazed bay window to front elevation. Curtains over. Ceiling spotlight track. Radiator. Wardrobe. Chest of drawers. Desk and chair. Double bed. Table. Light switch



### Bedroom Two 17' 6" x 12' 10" (5.34m x 3.90m)

Large double glazed bay window to front elevation. Blind and curtains over. Parquet flooring. Radiator. Chrome ceiling spotlight track. Wardrobe. Chest of drawers. Desk and chair. Double bed. Ample power points. Light switches. Door leading off to:

### Conservatory 10' 3" x 12' 0" (3.12m x 3.65m)

uPVC double doors from bedroom two and the garden. Tiled flooring. Radiator. Power points. Lights. Dining room table and chairs

### Living Room 13' 4" x 10' 2" (4.07m x 3.09m)

Double glazed window to rear elevation. Curtains over. Ceiling light. Smoke detector. Two sofas. Television. Parquet flooring. Light switches. Ample power points. Door leading through to:



### Kitchen 13' 9" x 7' 11" (4.19m x 2.41m)

Double glazed window to rear elevation. Blind over. uPVC door to rear garden. Heat detector. Two spotlight tracks. Heated chrome towel rail. 1.5 bowl stainless steel sink and drainer with chrome mixer tap. Fridge. Microwave. Electric cooker. Dishwasher. Good range of wall and base units with formica roll edged worktops over and black splashbacks. Ample power points. Light switches. Door leading through to:



### Utility Area

Washing machine. Combi boiler. Further door leading to downstairs.

### Shower Room 5' 4" x 4' 11" (1.62m x 1.51m)

Double glazed window to rear garden. Enclosed ceiling light. Vinyl floor covering. Extractor fan. Low level WC, Pedestal wash hand basin and Shower cubicle all in white with chrome furniture. Chrome heated towel rail

### First Floor Landing

Stairs leading from hallway with two large windows. Ceiling light. Smoke detector. Large built in storage cupboards

**Bedroom Three 17' 7" x 9' 10" (5.36m x 3.00m)**

Dual aspect room double glazed windows to front elevation and side elevations. Blinds over. Stripped floorboards. Wardrobe. Chest of drawers. Desk and chair. Double bed. Radiator. Built in storage cupboard. Ceiling spotlight track. Ample power points. Light switches

**Bedroom Four 10' 8" x 6' 11" (3.25m x 2.11m)**

Double glazed window to front elevation. Blind over. Chrome ceiling spotlight track. Stripped floorboards. Large wardrobe with shelving and drawers. Desk and chair. Single bed. Radiator. Light switch. Ample power points

**Bedroom Five 14' 11" x 13' 9" (4.55m x 4.20m)**

Large bay double glazed window to front elevation. Blinds over. Stripped floorboards. Wardrobe. Chest of drawers. Desk and chair. Double bed. Radiator. Ample power points. Chrome ceiling spotlight track. Light switch

**Bedroom Six 13' 10" x 8' 6" (4.22m x 2.59m)**

Large double glazed window to rear elevation. Blind and curtains over. Radiator. Stripped floorboards. Chrome spotlight track. Wardrobe. Chest of drawers. Desk and chair. Double bed. Bookcase. Ample power points. Light switches

**Bathroom 6' 4" x 6' 1" (1.92m x 1.86m)**

Double glazed window to rear elevation. Blind over. Vinyl floor covering. Chrome heated towel rail. Enclosed light and extractor fan. Shower pull cord and light switch. Pedestal wash hand basin and Bath both in white with chrome furniture. Over the bath there is a Mira Sport electric shower with a chrome and glass shower screen.

**Toilet 6' 3" x 2' 5" (1.91m x .74m)**

Double glazed window to rear elevation. Vinyl floor covering. Low level WC and Wash hand basin both in

white with chrome furniture.

**Front of property**

Well matured garden

**Rear Garden**

Large patio area with a rear gate. Garage with parking for 2 small cars if door is left open

**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.

# Energy performance certificate (EPC)

15, Wrentham Estate Old Tiverton Road EXETER EX4 6ND	Energy rating <b>C</b>	Valid until: <b>16 January 2028</b>
		Certificate number: <b>9138-1062-6229-8708-7974</b>

## Property type

End-terrace house

## Total floor area

150 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 C.

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