

**107, Old Tiverton Road,  
Exeter, EX4 6LD**



**STUDENT RENTAL PROPERTY AT £150.00 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, TWO SHOWER ROOMS  
A REAR GARDEN.

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

## THE ACCOMMODATION COMPRISES:

### Entrance Vestibule

uPVC front door. Wooden door partly glazed leading through to:

### Entrance Hallway

Two ceiling lights. Smoked detector. Coat hooks. Understairs area housing meters. Power point. Radiator

### Lounge 12' 8" x 15' 7" (3.87m x 4.76m)

Double glazed bay window to front elevation. Curtain track and curtains over. Radiator. Ceiling light. Two leather sofas. Coffee table. TV table. Ample power points. TV aerial point. Light switches



### Bedroom One 10' 6" x 12' 8" (3.20m x 3.85m)

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



### Shower Room 9' 0" x 2' 11" (2.75m x 0.89m)

Double glazed window to side elevation. Extractor. Radiator. Low level WC, Shower cubicle with Triton shower. Central ceiling light. Light pull cord

### Kitchen/Diner 20' 3" x 9' 0" (6.16m x 2.74m)

Double glazed window to side elevation. Extractor fan. Double glazed door leading to outside. Vinyl floor covering. Good range of wall and base units with formica roll edged work tops over. Two fridge/freezers. Electric cooker. Under counter washing machine. Dishwasher. Stainless steel sink and drainer with chrome mixer taps. Dining room table and chairs. Worcester Bosch boiler. Ceiling lights. Heat detector. Ample power points



### First Floor Half Landing

Stairs from hallway.

### Shower Room 2' 8" x 8' 10" (0.82m x 2.69m)

Double glazed window to side elevation. Low level WC, Shower cubicle all in white with chrome furniture. Central heating radiator. Light pull cord. Extractor fan

### First Floor Landing

Radiator. Smoke detector. Ceiling light.

### Bedroom Two 13' 3" x 7' 5" (4.05m x 2.26m)

Double glazed window to front elevation. Curtain track and curtains over. Wash hand basin. Double bed. Desk & chair. Wardrobe. Light switch. Ample power points. Radiator. Central ceiling light

### Bedroom Three 13' 0" x 8' 11" (3.95m x 2.71m)

Double glazed window to front elevation. Curtain track and curtains over. Ceiling light. Radiator. Wash hand basin. Double bed. Desk & chair. Wardrobe. Light switch. Ample power points

### **Bedroom Four 12' 7" x 12' 7" (3.83m x 3.83m)**

Double glazed window to rear elevation. Curtain track and curtains over. Central ceiling light. Radiator. Wash hand basin. Double bed. Desk & chair. Wardrobe. Chest of drawers. Light switch. Ample power points

### **Top Floor Landing**

Window to rear elevation on half landing. Ceiling light. Smoke detector. Coat hooks. Light switches

### **Bedroom Five 15' 4" x 12' 10" (4.67m x 3.91m)**

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



### **Bedroom Six 12' 7" x 9' 3" (3.84m x 2.82m)**

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



### **Outside**

To the rear large level courtyard with some under cover storage for bikes

### **Additional Information**

Holding Fee of £100 which will go towards the deposit to be signed by the 31st March 2026

11 months 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

### **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)

107, Old Tiverton Road EXETER EX4 6LD	Energy rating <b>C</b>	Valid until: <b>6 March 2029</b>
		Certificate number: <b>0757-2876-6370-9201-5435</b>

## Property type

Mid-terrace house

## Total floor area

109 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.](#)