

**47, Danes Road,
Exeter, EX4 4LS**



STUDENT RENTAL PROPERTY AT £175.00 PER PERSON PER WEEK

**A FIVE BEDROOM HOUSE FULLY FURNISHED STUDENT PROPERTY,
IDEALLY LOCATED FOR THE MAIN CAMPUS OF EXETER UNIVERSITY,
WHILST ALSO BEING JUST A SHORT WALK TO THE CITY CENTRE.
EPC RATING C.**

AVAILABLE FOR THE ACADEMIC YEAR 2026/2027.

THE ACCOMMODATION COMPRISES:

Entrance Vestibule

Wooden door. Tiled floor. Wooden door partly glazed leading to:

Entrance Hall

Smoke alarm. Two ceiling lights. Radiator. Light switches. Coat hooks. Central heating programmer. Understairs cupboard

Bedroom One 13' 1" x 11' 7" (3.99m x 3.53m)

Double glazed bay window to front elevation. Blind and curtain track over. Radiator. Carpet. Desk and chair. Double bed. Chest of drawers. Hanging rail. Ample power points. Central ceiling light. Light switch



Bedroom Two 9' 9" x 11' 4" (2.98m x 3.45m)

Window to rear elevation. Desk and chair. Double bed. Wardrobe. Chest of drawers. Ample power points. Central ceiling light. Light switch. Beige carpet

Lounge/Kitchen/Diner 25' 4" x 9' 11" (7.72m x 3.01m)

Kitchen Area Window to side elevation. Chrome spotlight track. Heat detector. 1.5 bowl stainless sink and drainer with chrome mixer taps. Freezer. Fridge. Washer/Drier machine. Built in electric hob with electric oven below and chrome extractor over. Good range of wall and base units with wood effect work tops with upstands. Ample power points. Extractor fan. Vinyl floor covering. Dining Area Table with chairs Lounge Area Double glazed window to side and rear elevation with blind. Sofas. Radiator. uPVC door to rear garden. Ceiling spotlights.



First Floor Landing

Stairs leading from hallway. Storage cupboard. Ceiling light

Bedroom Three 12' 8" x 10' 0" (3.86m x 3.05m)

Double glazed bay window to rear elevation. Curtain pole and curtains over. Desk and chair. Double bed. Hanging rail Chest of drawers. Ample power points. Central ceiling light. Light switch. Original Victorian fireplace. Grey carpet.

Bathroom

Double glazed window to side elevation. Enclosed ceiling light. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Over the bath there is a thermostatically controlled shower. Chrome heated towel rail. Extractor fan. Light pull cord

Bedroom Four 10' 6" x 13' 0" (3.19m x 3.97m)

Window to rear elevation. Curtain track and pole over. Radiator. Desk and chair. Double bed. Built in wardrobe. Chest of drawers. Ample power points. Central ceiling light. Light switch

Bedroom Five 10' 0" x 13' 2" (3.04m x 4.02m)

Double glazed bay window to front elevation. Curtain track and curtains over. Radiator. Ceiling spotlight track. Brown carpet. Desk and chair. Double bed. Built in wardrobe. Chest of drawers. Ample power points. Central ceiling light. Light switch. Original Victorian fireplace with surround



Second Bathroom

Enclosed light fitting. Vinyl floor covering. Low level WC, Pedestal wash hand basin and Bath all in white with chrome furniture. Thermostatically controlled shower over the bath. Shower curtain and pole. Heated towel rail. Light pull cord



Outside

To the rear of the property there is a court yard garden with a gate

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

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

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)

47, Danes Road EXETER EX4 4LS	Energy rating D	Valid until: 10 December 2028 Certificate number: 0838-1945-6212-5228-5940
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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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 D. It has the potential to be B.

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