

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



STUDENT RENTAL PROPERTY AT £190.00 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

Wooden front door to ENTRANCE VESTIBULE. Enclosed light fitting. Fire alarm break point. Coir matting. Wooden glazed door to:

Hallway

Enclosed light fitting. Smoke alarm. Coat hooks. Radiator. Double light switch. Under stairs cupboard housing consumer unit and electric meter. Central heating thermostat. Door to:

Bedroom One 12' 11" x 10' 9" (3.93m x 3.28m)

Double glazed window to front elevation. Curtain track and curtains. Ceiling light. Smoke alarm. Internet point. TV point. Power points. Radiator. Two Built in wardrobes with hanging rail and cupboard over. Light switch. Chest of drawers. Bed. Bedside table. Desk with chair. Lamp.



Bedroom Two 15' 4" x 10' 8" (4.67m x 3.24m)

Double glazed window to rear elevation. Curtain track and curtains. Built in double wardrobe. Ceiling light. Smoke detector. Radiator. Ample power points. TV point. Internet points. Chest of drawers. Bed. Bedside table. Desk with chair. Lamp.

Living Room 14' 11" x 9' 10" (4.55m x 2.99m)

Two double glazed windows to side elevation. Curtain track and curtains. Ceiling light. Varnished floor. Smoke alarm. Room thermostat. Light switch. Electric fire with tiled surround and wooden mantle. TV point. Power points. Radiator. Television. Sofa. Chairs. DVD Player. TV Unit



Kitchen/Diner 15' 8" x 9' 7" (4.77m x 2.93m)

Archway leading from Living Room. double glazed windows to side and rear elevations. Ceiling spotlights. Heat detector. Tiled flooring. Radiator. uPVC door to garden. Two large built-in fridge/freezers. Electric oven and hob with extractor above. Tumble Drier. Washing machine. Dishwasher. Stainless steel sink and drainer with chrome mixer taps. Good range of wall and base units. Formica roll edged work surfaces. Tiled splash back. Power points. Light switch. Combi boiler. Fire alarm break point.



FIRST FLOOR

Stairs up to First Floor Landing. Door to: Ceiling light. Smoke detector. Cupboard housing hot water cylinder and shelving. Radiator. Light switch.

Bedroom Three 15' 4" x 9' 11" (4.67m x 3.01m)

Double glazed window to rear elevation. Curtain track and curtains. Ceiling light. Smoke detector. Radiator. Internet point. TV point. Telephone point. Power points. Built in wardrobe with hanging rail and shelves. Built in corner shelving. Chest of drawers. Bed. Bedside table. Desk with chair. Lamp

Bathroom 7' 7" x 5' 9" (2.32m x 1.75m)

Double glazed window to side elevation. Ceiling spotlights. Extractor fan. Tiled flooring. Fully tiled. Wash hand basin with shaver socket and light over. Low level WC. Bath. Thermostatic shower over bath with glass shower screen. White heated towel rail. Radiator. Light pull cord

Bedroom Four 10' 8" x 11' 3" (3.25m x 3.43m)

Double glazed window to rear elevation. Curtain pole and curtains. Ceiling light. Smoke detector. Internet point. TV point. Power points. Radiator. Built-in wardrobe with hanging rail and shelf over. Light switch. Chest of drawers. Bed. Bedside table. Desk with chair. Lamp

Bedroom Five 8' 11" x 13' 4" (2.72m x 4.06m)

Double glazed bay window to front elevation. Curtain track and curtains. Ceiling light. Smoke detector. Internet point. TV point. Power points. Radiator. Built in wardrobe with hanging rail and shelf over. Second built in cupboard with shelves. Light switch. Chest of drawers. Bed. Bedside table. Desk with chair. Lamp

**Shower Room 6' 9" x 4' 11" (2.05m x 1.50m)**

Ceiling spot lights. Extractor fan. Tiled floor. Low level WC. Pedestal wash hand basin with shaver socket and light over. Corner shower unit all in white with chrome furniture. Fully tiled.

Outside

To the rear of the property is a courtyard garden with raised flower borders and undercover bike storage area. Rear gate.

Additional Information

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

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.

[Find an energy certificate \(/\)](#)English | [Cymraeg](#)

Energy performance certificate (EPC)

10 Danes Road EXETER EX4 4LS	Energy rating C	Valid until:	7 September 2035
		Certificate number:	0481-3054-3201-1035-4204

Property type Mid-terrace house

Total floor area 118 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 rating and score

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

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