

**47, Victoria Street,
Exeter, EX4 6JQ**



STUDENT RENTAL PROPERTY AT £195.00 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 AND REAR GARDEN.

AVAILABLE FOR THE ACADEMIC YEAR 2026/2027.

THE ACCOMMODATION COMPRISES:

Entrance Vestibule

Wooden front door partly glazed. Coir matting. Fire blanket.

Hallway

Wood effect flooring. Ceiling light. Smoke detector. Light switches. Central heating programmer. Radiator. Under stairs cupboard

Bedroom One 11' 7" x 11' 9" (3.54m x 3.57m)

Double glazed window to front elevation with blind. Wood effect flooring. Ceiling light. Smoke detector. TV point. Radiator. Power points. Light switch. Double bed. Chest of drawers. Desk and chair.



Bedroom Two 9' 8" x 11' 7" (2.94m x 3.52m)

Double glazed window to rear elevation blind over. Ceiling light. Built in wardrobe with hanging rail and shelving. Double bed. Chest of drawers. Desk and chair. Wash hand basin. Power points. TV point. Light switch. Beige carpet

Living Area 29' 9" x 10' 8" (9.08m x 3.26m)

uPVC French doors to rear elevation. Double glazed windows to side elevation. Skylight. Ceiling spotlights. Wood effect flooring. Kitchen Area Large American fridge/freezer. Good range of wall and base units with wood effect worktops. Power points. Built in electric hob with electric oven below and extractor over. Tumble drier. Dishwasher. Washing machine. Stainless steel 1.5 bowl sink with chrome mixer taps. Ample power points. Microwave. Table and chairs. Radiator. Worcester Bosch central heating boiler. Living Room Area Sofa. Coffee table. Power points



First Floor Half Landing

Stairs leading from the hallway.

First Shower Room 3' 5" x 6' 9" (1.04m x 2.07m)

Double glazed window to rear elevation. Ceiling spotlights. Extractor fan. Tiled floor. Large shower cubicle with thermostatically controlled shower. Low level WC and Vanity wash hand basin all in white with chrome furniture. Mirror. Radiator.

Second Shower Room 3' 5" x 6' 9" (1.04m x 2.07m)

Double glazed window to rear elevation. Ceiling spotlights. Extractor fan. Tiled floor. Large shower cubicle with thermostatically controlled shower. Low level WC and Vanity wash hand basin all in white with chrome furniture. Mirror. Radiator.

First Floor Landing

Smoke alarm. Ceiling light. Light switches. Fire extinguisher

Bedroom Three 10' 0" x 11' 9" (3.04m x 3.57m)

Double glazed window to rear elevation, blind over. Radiator. Original Victoria fireplace. Built in wardrobe with hanging rail and shelving. Ceiling light. Beige carpet. Hand wash basin. Double bed. Desk and chair. Chest of drawers. Light switch. Power points.



Bedroom Four 11' 9" x 15' 6" (3.57m x 4.73m)

Two double glazed windows to front elevation, blinds over. Beige carpet. Double bed. Desk and chair. Chest of drawers. Light switch. Power points. Wash hand basin. Original Victorian fireplace. Built in wardrobe with hanging rail and shelving. Ceiling light.

Top Floor Landing

Stairs leading to half landing, window to rear elevation. Stairs to top floor.

Bedroom Five 9' 10" x 11' 1" (3.0m x 3.38m)

Double glazed window to rear elevation, blind over. Ceiling light. Wash hand basin. Double bed. Desk and chair. Chest of drawers. Light switch. Power points. Wardrobe located on the landing. Beige carpet

Bedroom Six 9' 9" x 15' 6" (2.97m x 4.72m)

Two velux windows. Ceiling spotlight track. Double bed. Desk and chair. Chest of drawers. Light switch. Power points. Beige carpet. Victorian fireplace. Wash hand basin with mirror over. Built in wardrobe with hanging rail and shelving. Radiator.

Outside

Court yard garden to the rear.

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.

Energy performance certificate (EPC)

47 Victoria Street EXETER EX4 6JQ	Energy rating C	Valid until: 13 November 2034
		Certificate number: 9648-3929-6209-5634-8204

Property type	Mid-terrace house
Total floor area	133 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance