

**4, Dinham Road, St Davids
Exeter, EX4 4EF**



STUDENT RENTAL PROPERTY AT £180.00 PER PERSON PER WEEK. A WELL PRESENTED FURNISHED SEVEN BEDROOM HOUSE, WITHIN WALKING DISTANCE OF THE UNIVERSITY, ST DAVIDS TRAIN STATION AND THE CITY CENTRE. THE PROPERTY BENEFITS FROM HAVING 7 SHOWER ROOMS ONE FOR EACH ROOM, SPACIOUS KITCHEN/LIVING SPACE AND GARDEN TO THE REAR. AVAILABLE FOR THE ACADEMIC YEAR 2026/27

THE ACCOMMODATION COMPRISES:

Entrance Vestibule

Wooden front door. Traditional quarry tiled floor. Fire alarm control switches. Wooden door partly glazed leading to:

Entrance Hall

Two lights. Smoke detector. Radiator. Double glazed window to rear elevation. Blind over.

Room Five - Ground Floor Front 13' 1" x 11' 3" (3.98m x 3.44m)

Double glazed bay window to front elevation with blinds. Ceiling light. Smoke detector. Wood effect vinyl floor covering. Radiator. Double bed. Desk and chair. Wardrobe. Ample power points. Door leading to Ensuite

Ensuite Shower Room Bed 5 9' 10" x 8' 0" (2.99m x 2.45m)

Wood effect vinyl floor covering. Extractor fan. Light sensor. Enclosed ceiling light. Low level WC, Pedestal wash hand basin and Shower cubicle all in white with chrome furniture, with thermostatically controlled shower.

Bedroom Six 11' 6" x 12' 0" (3.50m x 3.67m)

Double glazed window to front elevation with blind. Ceiling light. Smoke detector. Smoke detector. Wood effect vinyl floor covering. Radiator. Double bed. Desk and chair. Wardrobe. Ample power points. Door leading to Ensuite

Ensuite Shower Room Bed 6 9' 10" x 8' 0" (2.99m x 2.45m)

Wood effect vinyl floor covering. Extractor fan. Light sensor. Enclosed ceiling light. Low level WC, Pedestal wash hand basin and Shower cubicle all in white with chrome furniture, with thermostatically controlled shower

Utility Room 4' 10" x 5' 6" (1.48m x 1.68m)

Double glazed window to side elevation housing the central heating boiler. Water tank. Washing machine. Light. Smoke detector. Wood effect vinyl floor covering.

Lower Level

Stairs leading down to: Lower Level. Double glazed window to side elevation. UPVC door leading out to garden.

Cloak Room for Room Seven 4' 7" x 5' 0" (1.39m x 1.53m)

Double glazed window to rear elevation. Wash hand basin and Low level WC both in white with chrome furniture. Enclosed ceiling light.

Bedroom Seven 17' 10" x 8' 1" (5.43m x 2.46m)

Double glazed window to rear elevation with blind. Ceiling light. Smoke detector. Wood effect vinyl floor covering. Radiator. Double bed. Desk and chair. Wardrobe. Ample power points.

Kitchen/Living Space 20' 2" x 11' 1" (6.14m x 3.37m)

Wood effect vinyl flooring. Ceiling spotlights. Heat and smoke detectors. Radiator. Light switches. Television. Internet points. uPVC patio door leading out to patio area. Two sofas. Dining room table and chairs. Cupboard housing electric meter and consumer unit. Kitchen Area Fridge/freezer. Built in induction hob with splash back, extractor fan over and electric oven below. Built in dishwasher. Microwave. Kettle. Toaster. Good range of wall and base units with work tops and upstands over.

First Floor Half Landing

Stairs leading from Ground Floor to:

Shower Room for Room Seven 534' 9" x 5' 2" (163m x 1.57m)

Double glazed window to rear elevation. Extractor fan. Enclosed ceiling light. Wood effect vinyl floor covering. Corner shower cubicle, Low level WC and Pedestal wash hand basin all in white with chrome furniture. Mirror over the wash hand basin. Chrome heated towel rail.

First Floor Landing

Three steps from half landing. Window to rear elevation with blind over. Radiator.

Bedroom Four 12' 0" x 14' 1" (3.66m x 4.28m)

Bay window to front elevation with blind. Ceiling light. Smoke detector. Wood effect vinyl floor covering. Radiator. Double bed. Desk and chair. Wardrobe. Ample power points. Door leading to:

Ensuite Shower Room

Wood effect vinyl floor covering. Extractor fan. Light sensor. Enclosed ceiling light. Low level WC, Pedestal wash hand basin and Shower cubicle all in white with chrome furniture, with thermostatically controlled shower

Bedroom Three 15' 1" x 12' 0" (4.61m x 3.65m)

Bay window to front elevation with blinds. Ceiling

light. Smoke detector. Wood effect vinyl floor covering. Radiator. Double bed. Desk and chair. Wardrobe. Ample power points. Door leading to:

Ensuite Shower Room

Wood effect vinyl floor covering. Extractor fan. Light sensor. Enclosed. ceiling light. Low level WC, Pedestal wash hand basin and Shower cubicle all in white with chrome furniture, with thermostatically controlled shower

Half Landing

Stairs to half landing from first floor.

Storage Room

Housing water tank. with window

Second Floor Landing.

Four further steps up to: Window to front elevation with blind.

Bedroom Two - Top Floor 12' 1" x 12' 11" (3.68m x 3.94m)

Double glazed window to front elevation blind over. Double glazed window to rear elevation with blind. Ceiling light. Smoke detector. Wood effect vinyl floor covering. Radiator. Double bed. Desk and chair. Wardrobe. Ample power points. Sloping roof. Door leading to:

Ensuite Shower Room

Wood effect vinyl floor covering. Extractor fan. Light sensor. Enclosed. ceiling light. Low level WC, Pedestal wash hand basin and Shower cubicle all in white with chrome furniture, with thermostatically controlled shower

Bedroom One - Top Floor 11' 5" x 15' 1" (3.47m x 4.61m)

Double glazed window to rear elevation with blind. Ceiling light. Smoke detector. Wood effect vinyl floor covering. Radiator. Double bed. Desk and chair. Wardrobe. Ample power points. Sloping ceiling. Door leading to:

Ensuite Shower Room

Wood effect vinyl floor covering. Extractor fan. Light sensor. Enclosed. ceiling light. Low level WC, Pedestal wash hand basin and Shower cubicle all in white with chrome furniture, with thermostatically controlled shower

Outside

Wood effect vinyl floor covering. Extractor fan. Light sensor. Enclosed. ceiling light. Low level WC, Pedestal wash hand basin and Shower cubicle all in white with chrome furniture, with thermostatically controlled shower

Additional Information

Holding Fee of £100 which will go towards the deposit to be signed by the 31st March 2026 Fixed 11 month 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 Description 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)

| | | |
|---|---------------------------|--|
| 4, Dinham Crescent EXETER EX4 4EF | Energy rating C | Valid until: 8 December 2029 |
| | | Certificate number: 9578-7940-7259-6371-7944 |

Property type
Semi-detached house

Total floor area
132 square metres

Rules on letting this property

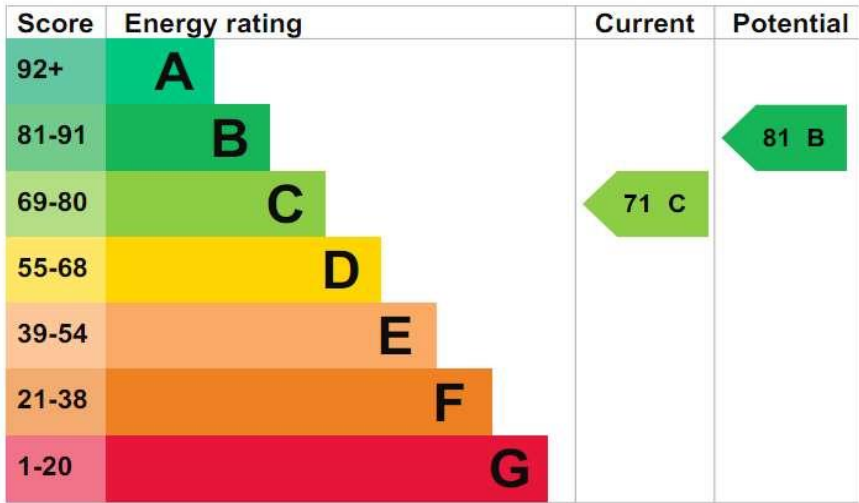
Properties can be let if they have an energy rating from A to E.

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 current energy rating is C. It has the potential to be B.

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



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

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

| Feature | Description | Rating |
|---------|----------------------------|--------|
| Wall | Cavity wall, filled cavity | Good |

