

**18a, Herschell Road, Mount Pleasant
Exeter, EX4 6LX**



STUDENT RENTAL PROPERTY AT £162.75 PER PERSON PER WEEK

**A THREE BEDROOM FLAT OVER TWO FLOORS WITHIN WALKING
DISTANCE OF EXETER UNIVERSITY, PENINSULAR MEDICAL SCHOOL, ST.
LUKE'S AND THE CITY CENTRE. THE PROPERTY HAS A LARGE FITTED
KITCHEN WITH DINING AREA.**

AVAILABLE FOR THE ACADEMIC YEAR 2026/2027.

THE ACCOMMODATION COMPRISES:

Entrance Hall

Rear aspect window. Doors to the lounge, kitchen/diner, bedroom three, shower room, cloak room, and stair case to second floor. Light Switch. Radiator. Central ceiling light.

Lounge 15' 9" x 13' 1" (4.793m x 3.998m)

Double glazed window to front elevation with curtains over. Fitted carpet. Sofa and arm chairs. Wooden Shelving unit. Wooden coffee table. Radiator. TV and telephone point. Internet connection



Kitchen/Diner 11' 1" x 11' 1" (3.372m x 3.386m)

Sash window to rear elevation. Vinyl floor covering. Good range of wall and base units with work top over. Built in electric hob with electric oven below and chrome extractor fan over. Stainless steel sink with drainer and mixer tap. Washing machine. Fridge/freezer and separate freezer. Microwave. Ceiling light. Light switch. Dining table. Storage cupboard housing the boiler. Radiator.



Bedroom Three 13' 4" x 7' 8" (4.058m x 2.329m)

Double glazed bay window to front elevation. Curtain track and curtains over. Double bed. Desk and chair. Built in wardrobe with hanging rail. Radiator. Central ceiling light. Light switch. Ample sockets. Chest of Drawers.



Shower Room

Sash window to rear elevation. Vinyl floor covering. Pedestal wash hand basin in white with chrome furniture. Walk-in shower cubicle with sliding doors and electric shower. Extractor fan. Storage cupboard. Heated towel rail.

Cloak Room

Double glass frosted window to rear elevation. Low level WC in white. Vinyl floor covering.

Second Floor Landing

Stairs leading from hallway. Velux window to rear elevation. Doors to bedroom one and bedroom two.

Bedroom One 17' 0" x 14' 3" (5.175m x 4.345m)

Double glazed window to rear elevation with curtain track and curtains over. Feature fire place with wooden mantle over. Radiator. Double bed. Wardrobe with hanging rail. Desk and chair. Central ceiling light. Light switch. Ample power points. Chest of drawers



Bedroom Two 16' 10" x 11' 4" (5.142m x 3.460m)

Double glazed window to rear elevation with curtain track and curtains over. Double bed. Wardrobe with hanging rail. Desk and chair. Radiator. Central ceiling light. Light switch. Chest of drawers.



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)

18a Herschell Road EXETER EX4 6LX	Energy rating	Valid until:	4 August 2034
	D	Certificate number:	 2041-8008-7040-3305-5105

Property type

Top-floor flat

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 rating and score

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

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