



£140/£130

*A 6-bedroom student house (two en suite) in a good location for both Streatham and St Luke's*

188 Pinhoe Road, Exeter,  
EX4 7HH

- Comfortable 6-bedroom student house
- Living room & well fitted kitchen
- Useful conservatory, rear garden
- Two en suite bedrooms
- Two further shower rooms
- The rent is inclusive of all utility bills, fast WIFI & TV licence
- Offered now for 2021/22

Tel: 01392 860 783  
[www.mckinleywhite.com](http://www.mckinleywhite.com)  
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## Description

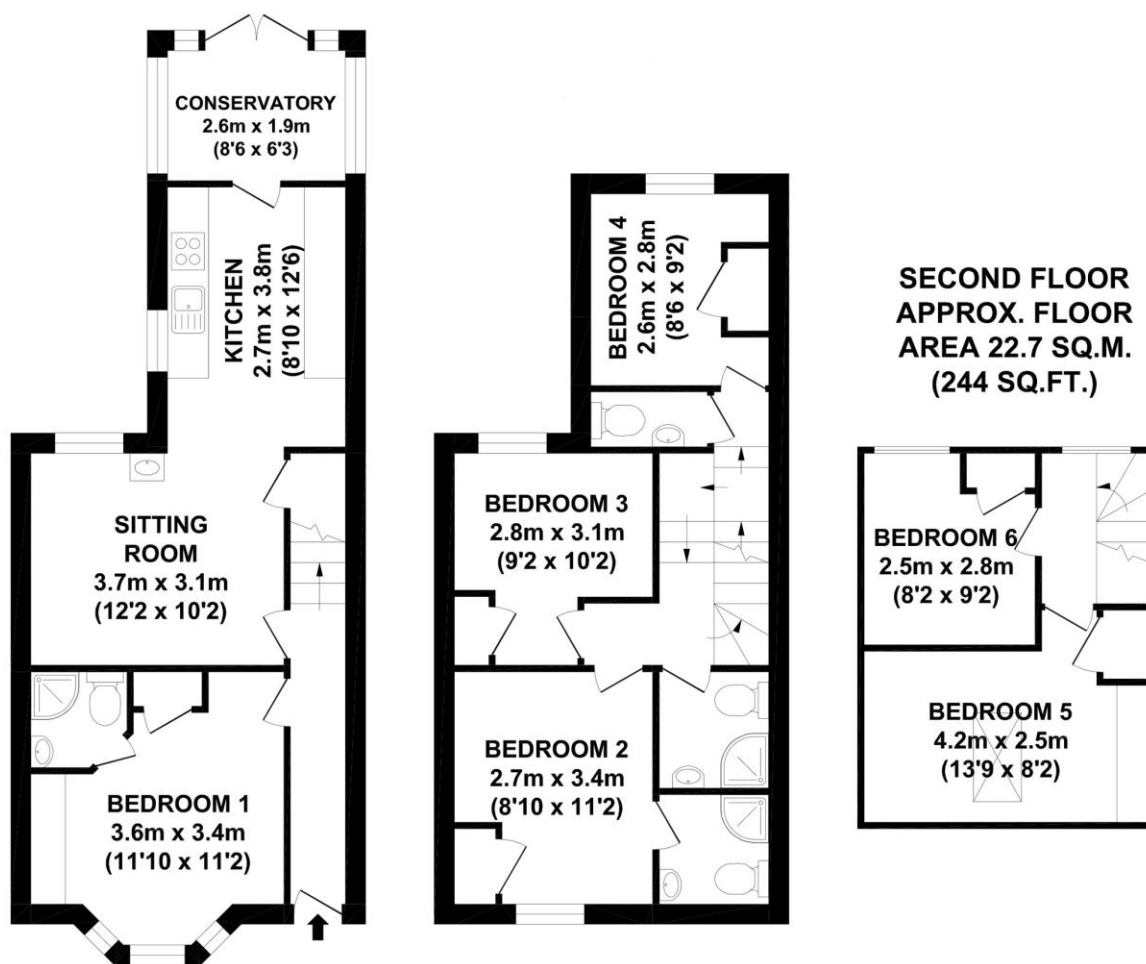
This is a tidy and comfortable student house for six sharing in a good location for both the Streatham and St Lukes's campuses and the City centre. The property has six bedrooms over three floors, two with an en suite shower room, which are offered at the higher weekly rent. The shared lounge has two faux leather sofas and the fitted kitchen has lots of appliances, including a fridge/freezer, a washing machine and a dishwasher. This leads to a useful conservatory, ideal for drying clothes in the winter months. Outside, to the rear, there is a good size and easy to maintain enclosed garden.

The rent includes utilities (gas, electricity, water) subject to a fair usage clause. The landlord also provides free high speed WIFI and a free TV licence.



# Location

The house sits in a convenient location for student letting, being with walking distance of both the Streatham and St Luke's campuses. There are good general facilities in the immediate area, including a mini market across the road and the popular Henrys Bar at the end of Pinhoe Road. Exeter City Centre and all it has to offer is also within walking distance. The availability of on road parking is good in the immediate area, with a resident's parking scheme in operation. The property qualifies for two permits which we believe cost just £30 each per annum.



## TENANCY

£140/£130 per room- p/w (48 weeks minimum).

## DAMAGE DEPOSIT

£450 per tenant.

## APPLICATION FEES

None.

## AVAILABLE FROM

1<sup>st</sup> September 2021.

## OTHER FEES

None apply at any point.

## EPC RATING

61 - 83.

## EXCLUSIONS

Full time students only. No pets/smoking.

## REFERENCE

10202.



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