



£135 p/w

A four double bedroom, three storey house with a parking space - in a great location for Streatham Campus

46 Devonshire Place,
Exeter, EX4 6JA

- Four double bedroom student house
- Arranged over three floors
- Two shower rooms
- Large first floor lounge
- Separate kitchen with appliances
- The rent is inclusive of all utility bills, fast WIFI & TV licence
- Ideal location for Streatham Campus
- Released now for 2021/22

Tel: 01392 860 783
www.mckinleywhite.com
students@mckinleywhite.com



Description

This is a four double bedroom, three storey student house in an ideal location for Streatham Campus. The accommodation is arranged with two bedrooms and a shower room on the ground floor, a large lounge and separate kitchen on the first floor and the two other bedrooms and a further shower room on the second floor. There is an enclosed, courtyard garden and also the advantage of an off road parking space.

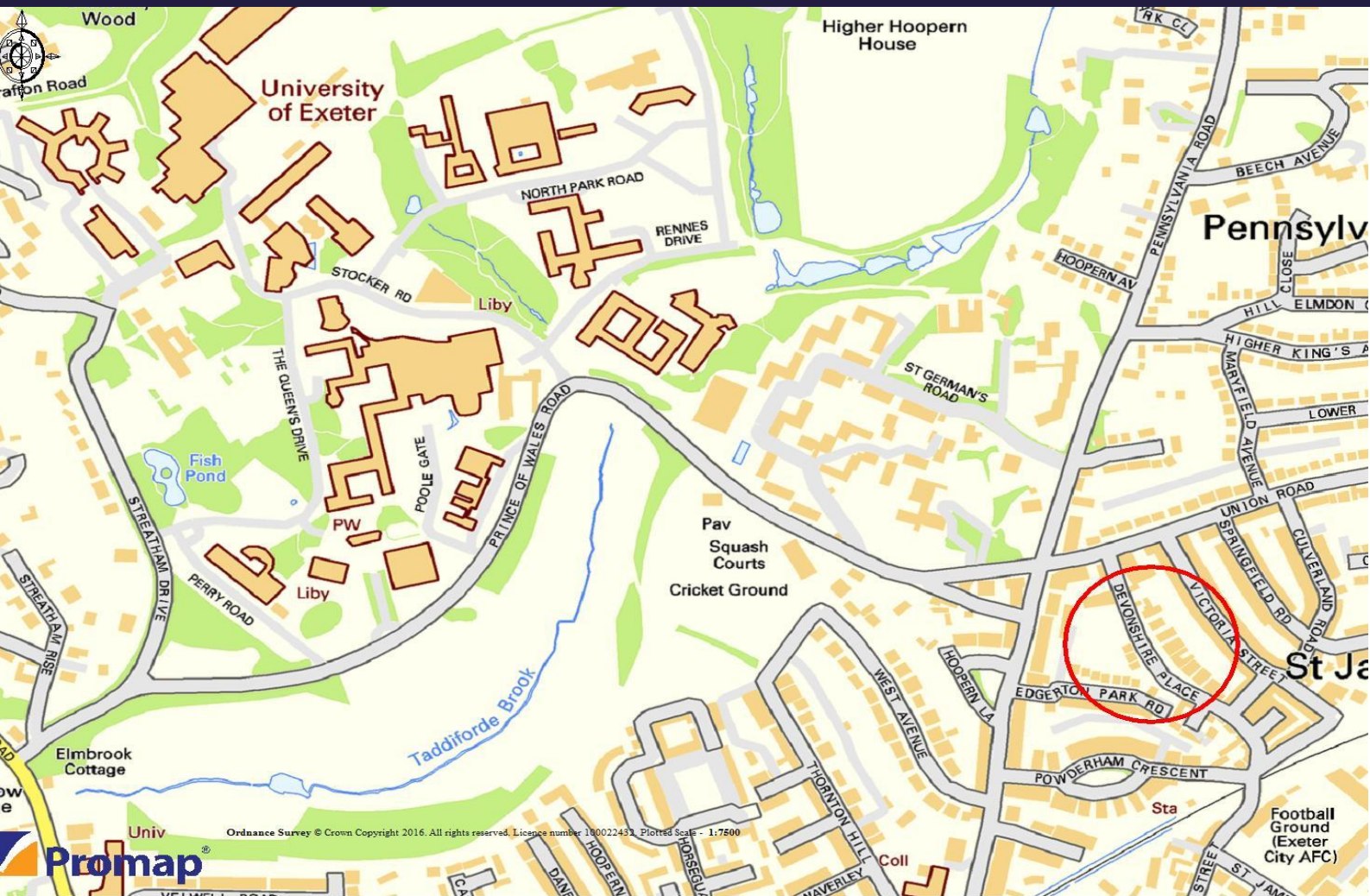
The rent level reflects that this is an 'older style' student house with some older furniture as seen in the pictures, which creates a affordable opportunity in this A1 student letting location. The comforts of double glazing and central heating are in place.

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 an enviable location for student letting, being just a brief stroll from Streatham Campus. There are good facilities in the immediate area, including two mini markets, the Devon & Exeter Squash & Racketball Club and a popular 'student' pub. The position also offers easy access to Exeter City centre, bus and railway stations. In addition to the parking space, a resident's parking scheme operates in the area and we understand that tenants would be able to purchase up to two permits, which currently cost just £30 each per annum.



TENANCY
£135 per room- p/w (48 weeks minimum).

DAMAGE DEPOSIT
£450 per tenant.

APPLICATION FEES
None.

AVAILABLE FROM
1st September 2021.

OTHER FEES
None apply at any point.

EPC RATING
66, 78 - 62, 74.

EXCLUSIONS
Full time students only. No pets/smoking.

REFERENCE
10247.

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We wish to inform prospective tenants that we have prepared these particulars as a general guide. No person representing McKinley White has any authority to make or give any representation or warranty in relation to this property.