



£175 p/w

*A superior refurbished two bed student apartment opposite the grounds of Streatham Campus.*

- Quality two bed student apartment
- Lounge out to a courtyard garden
- Quality re-fitted kitchen
- Two double bedrooms
- Impressive re-fitted shower room
- The rent is inclusive all utility bills, fast WIFI & a TV licence
- Ideal location for Streatham Campus
- Offered now for 2022/23

Garden Flat  
98 Pennsylvania Road,  
Exeter, EX4 6DQ

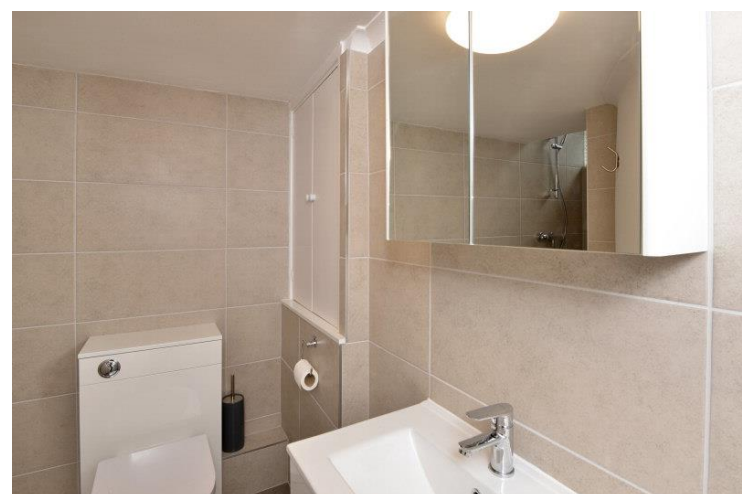
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## Description

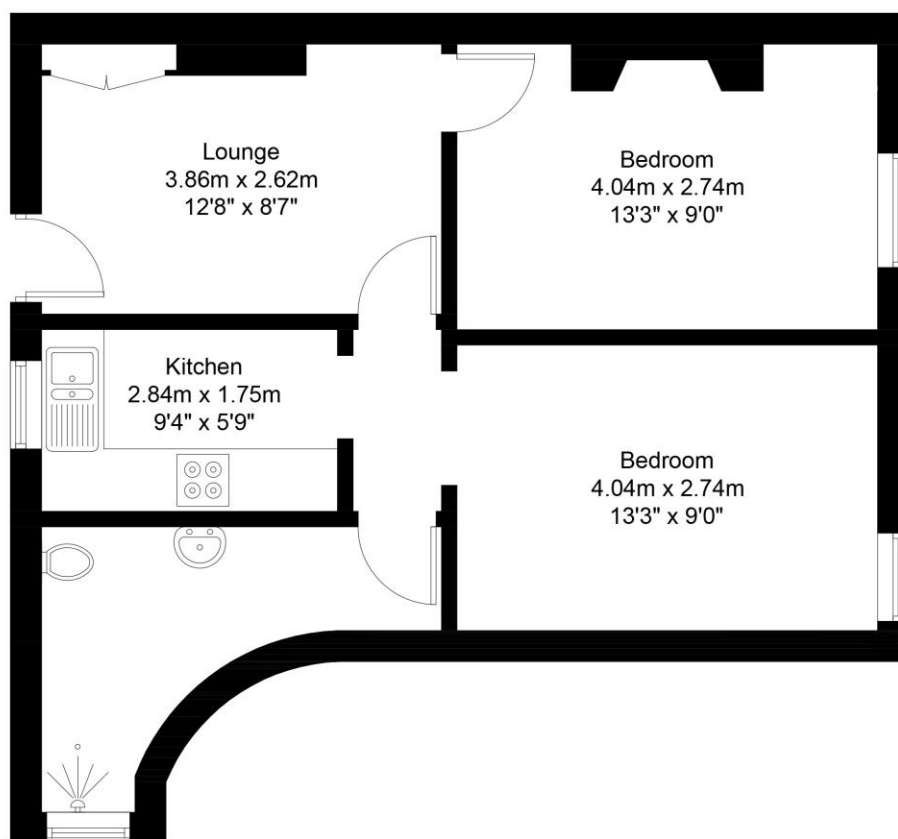
This is a quality lower ground floor apartment in a great location opposite Streatham Campus. The apartment has been thoroughly refurbished recently and offers most comfortable accommodation. There is a living room with a wall mounted smart TV, a galley kitchen with appliances and a re-fitted shower room. Both bedrooms are well furnished with 4ft beds, wardrobes, chest of drawers and study desks with executive style office chairs. The apartment enjoys the comforts of a new gas central heating system and new double glazing. Outside there is a private area of courtyard garden with a decked area ideal for sitting out.

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 apartment sits in an enviable location for student letting, being directly opposite the Eastern edge of Streatham Campus and overlooking its grounds. 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. A resident's parking scheme operates in the area and tenants of this apartment are able to purchase up to two permits, which we understand currently cost just £30 each per annum.



## TENANCY

£175 per room- p/w (48 weeks minimum).

## EPC RATING

63 - 77.

## TENANT FEES

None apply at any point.

## EXCLUSIONS

Full time students only. No pets/smoking.

## DAMAGE DEPOSIT

£450 per tenant.

## AVAILABLE FROM

1<sup>st</sup> September 2022.

## REFERENCE

10661.





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