



£165/£155

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

11 Elton Road, Exeter,
EX4 7HH

- Spacious 6-bedroom student house
- Living room & well fitted kitchen
- Two en suite bedrooms
- Further shower room
- The rent is inclusive of all utility bills, fast WIFI & TV licence
- A great example of its type
- Offered now for 2024/25

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



Description

This is a cracking student house for six sharing in a good location for the Streatham and St Lukes's campuses and the City centre. The property has two bedrooms with en suite shower rooms which are let at a slightly higher rent. The other four bedrooms all have wash basins and share a shower room and further WC. The shared lounge has two sofas and the fitted kitchen has lots of appliances, including a fridge/freezer, washing machine and dishwasher. The kitchen leads to a conservatory and beyond this there is an enclosed and easy to maintain garden.

The rent includes utilities (gas, electricity, water) subject to a fair usage clause. The landlord also provides free fast 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 around the corner and the popular Henrys Bar at the end of Pinhoe Road. The other far end of Pinhoe Road is home to a large Sainsburys supermarket. Exeter City Centre and all it has to offer is also within easy walking distance.



TENANCY

£165/£155 per room- p/w (48 weeks minimum).

DAMAGE DEPOSIT

£450 per tenant.

APPLICATION FEES

None.

AVAILABLE FROM

September 2024.

OTHER FEES

None apply at any point.

EPC RATING

42, 47 - 40, 44.

EXCLUSIONS

Full time students only. No pets/smoking.

REFERENCE

10155.



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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.