



£185 p/w

A quality 6 bedroom, ground floor student flat in a convenient location for Streatham Campus - all rooms are en suite

Flat 4, The Artful Dodger House, Exeter, EX4 4AY

- Six double bedroom student flat
- All rooms have their own shower room
- Good shared lounge & kitchen
- The rent is inclusive of all utility bills, fast WIFI & a TV licence
- Private courtyard plus communal terrace & covered bike storage
- Great location for Streatham Campus

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



Description

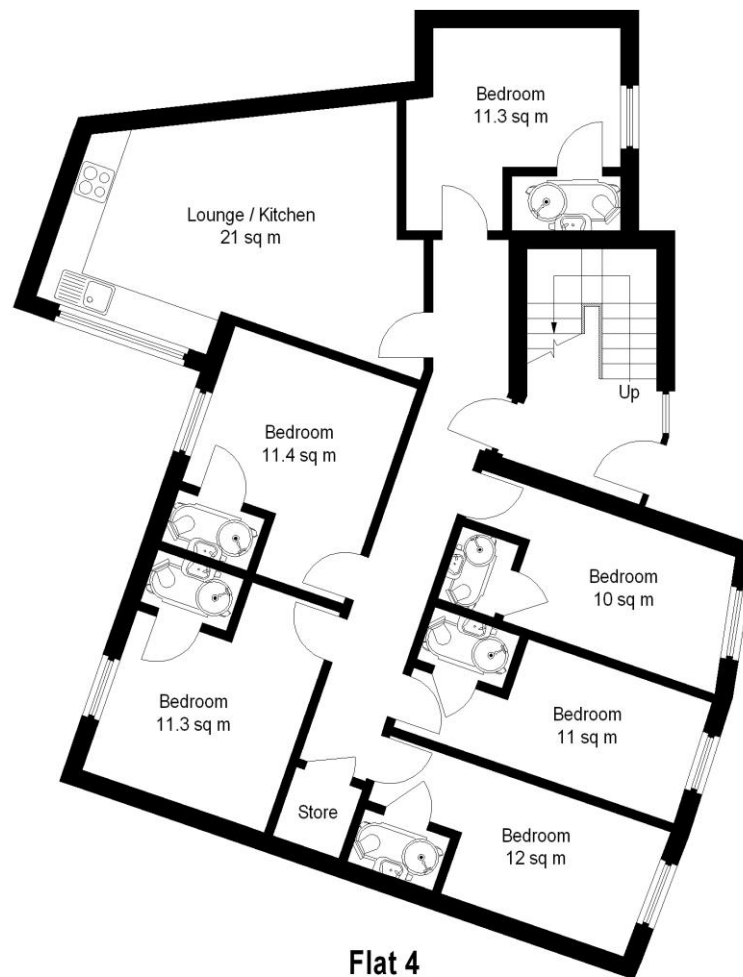
This is a quality ground floor student flat in a great location for Streatham Campus. Flat 4, The Artful Dodger House has 6 double bedrooms (all with their own shower room 'pod') and a good shared lounge and kitchen. The lounge has a large flat screen TV and leather sofas, whilst the kitchen has all required appliances including a dishwasher. There is a private courtyard for Flat 4 and also a communal terrace with covered bike storage and a storage unit with keypad entry, power and light. The location is great for students, being a short stroll from Streatham Campus and with good local facilities including a well-stocked mini-market.

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 Artful Dodger House development sits in an enviable location for student letting, being just a brief stroll from the University of Exeter's principal Streatham Campus. There are good facilities in the immediate area, including a well stocked mini market, the popular Imperial Weatherspoons pub and the St David's mainline railway station. The position also offers ready access to Exeter City centre, with the shops of the High Street being approximately 10 minutes walk away.



Flat 4

TENANCY

£185 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

79 - 80.

EXCLUSIONS

Full time students only. No pets/smoking.

REFERENCE

10156.



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We wish to inform prospective tenants that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. No person representing McKinley White has any authority to make or give any representation or warranty in relation to this property.