



A impressive 9 bedroom student house with spacious rooms, great communal space, lovely garden and parking

86 Polsloe Road, Exeter,
EX1 2NF

- Superior 9 bed student house
- Three rooms are ensuite plus three further shower rooms
- Spacious communal lounge, fine kitchen/diner & conservatory
- Enclosed garden & off road parking
- The rent is inclusive all utility bills, WIFI & a TV licence
- Offered now for 2024/25

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Description

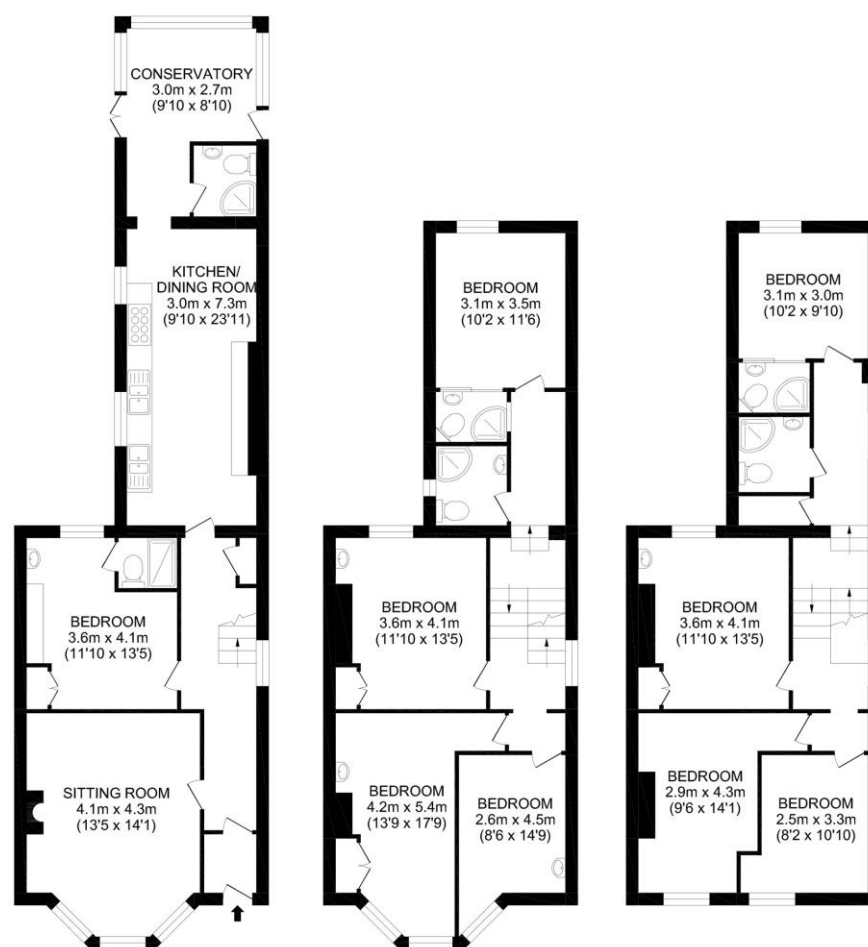
This is an impressive nine bedroom student property offering spacious and comfortable accommodation. The house has good communal areas with a bay windowed lounge, a feature kitchen/dining room and a conservatory. The bedrooms are all of a good size and three are en suite. The other 6 are served by three well fitted shower rooms. Outside to the rear is a good size easy to maintain garden with a large deck. Whilst to the front there is off road parking for at least two cars and a good covered and locked bike store. We feel that this is a superior example of its type and early viewing is recommended to avoid disappointment.

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



Location

The property sits in a great position, being within walking distance of both the University of Exeter's Streatham and St Luke's campuses. There is a well-stocked minimarket just across the road. The location also provides easy access to Exeter City Centre, so is just a brief walk from the many shopping outlets, banks, restaurants etc. plus bus and rail connections.



TENANCY

£160/£150 per room- p/w (48 weeks).

APPLICATION FEES

None.

OTHER FEES

None apply at any point.

EXCLUSIONS

Full time students only. No pets/smoking.

DAMAGE DEPOSIT

£450 per tenant.

AVAILABLE FROM

September 2024.

EPC RATING

61 - 77.

REFERENCE

10589.



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