



£215 p/w

*A spacious two bed student apartment
in a convenient location for both the
Streatham and St Luke's campuses &
the City centre*

GFF, 46 Blackboy Road,
Exeter, EX4 6SZ

- Quality & spacious student apartment
- Large open plan living/dining room
- Fitted kitchen & utility
- Two double bedrooms
- Spacious re-fitted shower room
- The rent is inclusive of all utility bills, fast WIFI & a TV licence
- Offered now for 2027/28

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

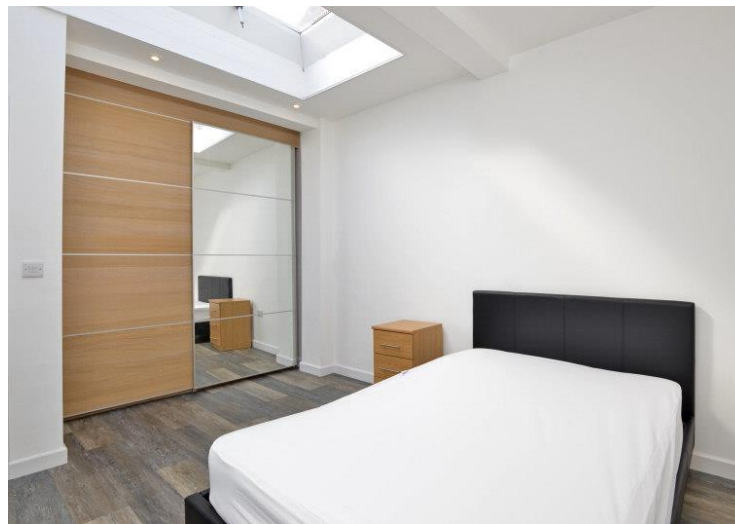


Description

This is a quality ground floor apartment with its own private entrance. The apartment is a recent conversion of a former shop premises and offers most comfortable accommodation with brand new furniture. There is a large and well-furnished living/dining room featuring a 50" smart TV. A recently re-fitted kitchen and separate utility with appliances, including a dishwasher. Both bedrooms are furnished with 4' double beds, fitted bedroom furniture, study desks and office chairs. The apartment also enjoys the comforts of a gas fired central heating system and double glazing.

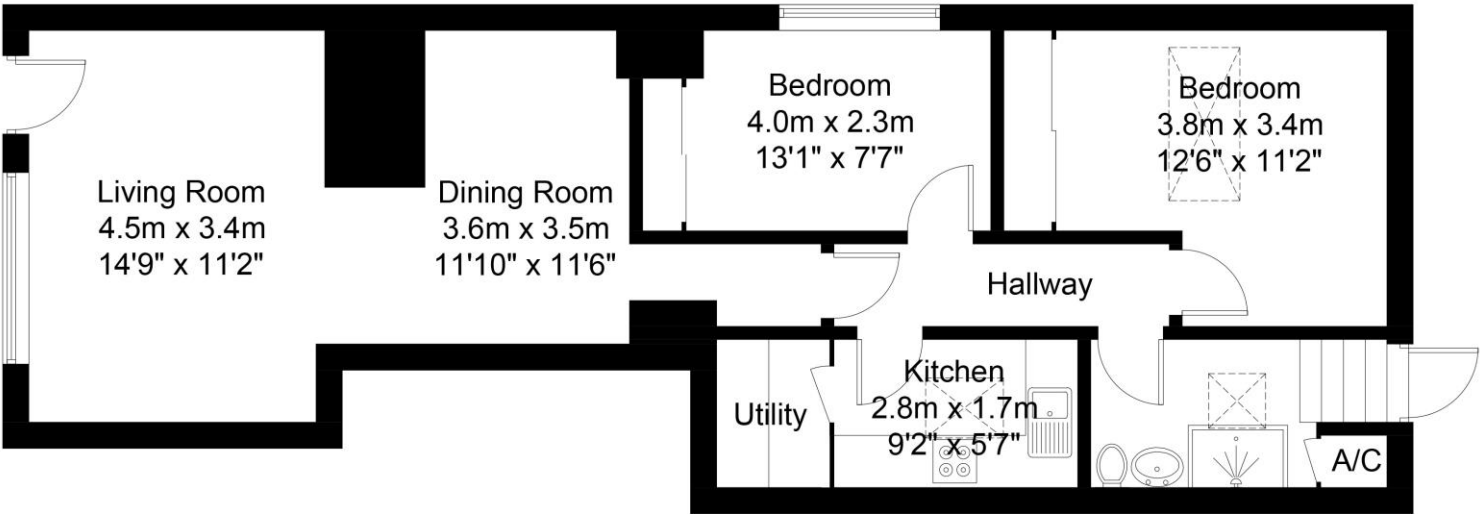
The rent includes utilities (gas, electricity, water) subject to a fair usage clause. The landlord also provides free high speed WIFI and a free TV licence.

n.b. It is appropriate to note that the landlord is also the company principal of McKinley White.



Location

The apartment sits in a great position for student letting, being within walking distance of both the University of Exeter’s Streatham and St Luke’s campuses. The immediate area is served by a minimarket, café and some popular pubs. The location also provides very 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
£215 per room- p/w (48 weeks minimum).

APPLICATION FEES
None.

OTHER FEES
None apply.

EXCLUSIONS
Full time students only. No smoking.

DAMAGE DEPOSIT
£450 per tenant.

AVAILABLE FROM
1st August 2027.

EPC RATING
76 - 76.

REFERENCE
10553.



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

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.