mckinleywhite
independent estate agents



A quality and spacious two bedroom student apartment in a great location - utilities are included

- Superior student apartment
- Large sitting/dining room
- Two double bedrooms (one en suite)
- Kitchen/breakfast room
- Quality bathroom and wet room
- The rent is inclusive all utility bills, fast WIFI & TV licence
- Good quality furnishing
- Ideal location for Streatham Campus

14 Sylvan Road, Exeter,
EX4 6EW

Tel: 01392 860 783
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Description

This is a superior two-bedroom ground floor apartment in a great location for Streatham Campus. The apartment has been refurbished in recent years and offers comfortable and spacious accommodation. This features a stunning large living/dining room with bay window and very high ceiling. The galley kitchen/breakfast room has numerous appliances, including an integrated dishwasher. Two double bedrooms (the smaller of which has an en suite wetroom) and a quality bathroom. The apartment enjoys the comforts of a gas central heating system and double glazing. Outside there is a small patio with bistro table and chairs, exclusively for the use of this apartment.

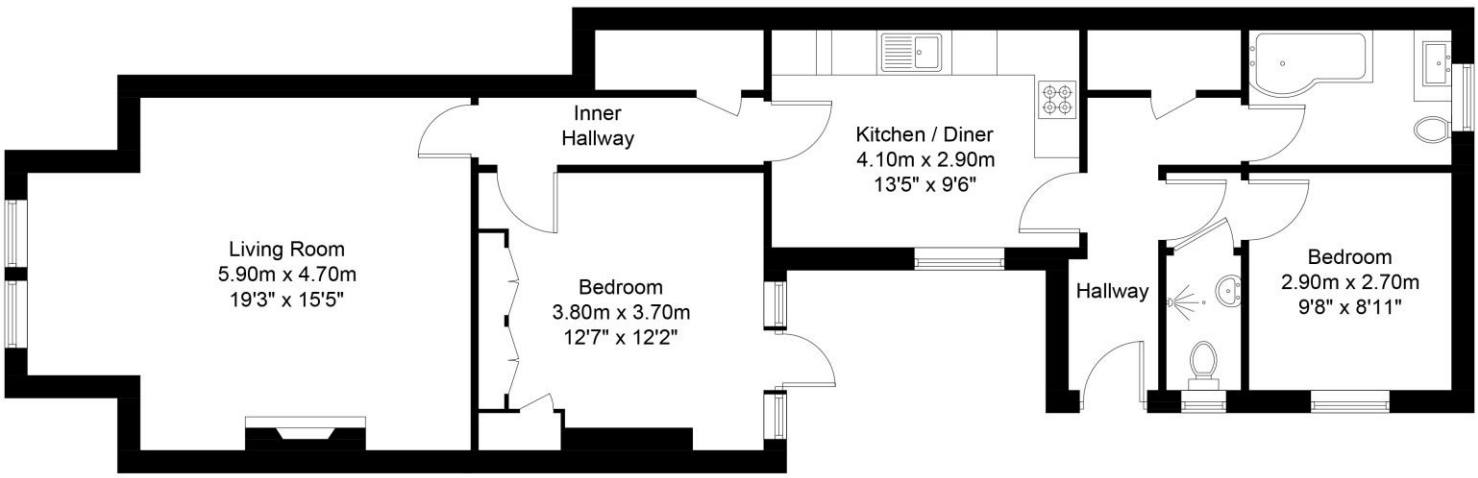
The rent includes utilities (gas, electricity, water) subject to a fair usage clause. The landlord also provides free high speed WIFI and a free TV licence.





Location

The apartment sits in an enviable location for student letting, being in a brief walk from Streatham Campus. There are good facilities in the immediate area, including 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 we understand the flat qualifies for two permits.



TENANCY
£235 per tenant, per week.

EPC RATING
57 - 70.

TENANT FEES
None apply.

EXCLUSIONS
Full time students only. No smoking.

DAMAGE DEPOSIT
£450 per tenant.

AVAILABLE FROM
August 2027.

REFERENCE
10660.



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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.