



A spacious and well-appointed two bedroom student apartment in a convenient location for both the Streatham and St Luke's campuses

- Quality & spacious student apartment
- Good size living/dining room with Smart TV
- Two double bedrooms with fitted wardrobes
- Fitted kitchen & utility
- Spacious re-fitted shower room
- The rent includes all utility bills, WIFI & TV licence
- Offered now for 2021/22

**Ground Floor Flat,
46 Blackboy Road,
Exeter, EX4 6SZ**

01392 860 783
www.exceptionalstudentlets.com
enquiries@exceptionalstudentlets.com



Description

This is a quality and spacious ground floor apartment with its own private entrance. The apartment is a recent conversion of a former shop premises and offers most comfortable accommodation and furnishings.

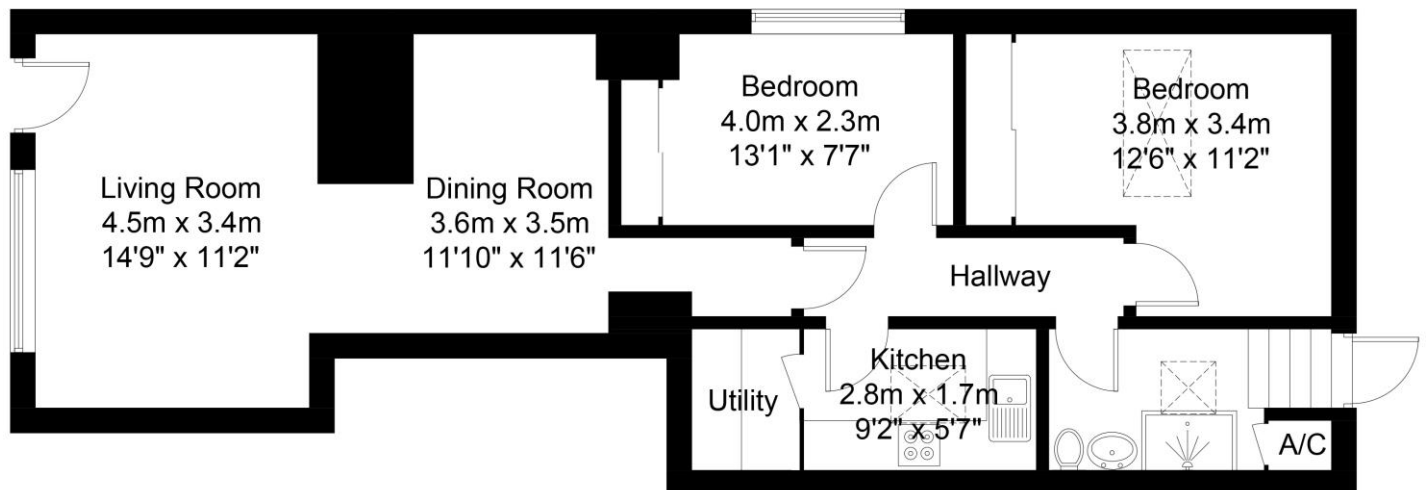
There is a large living/dining room featuring a 50" smart TV, a fitted kitchen and separate utility with appliances, including a dishwasher. Both bedrooms are furnished with 4' double beds, fitted bedroom furniture, study desks and office chairs. The spacious shower room has a large walk in shower cubicle. All 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.



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. A resident's parking scheme operates in the area and tenants of this apartment are able to purchase up to two permits, which currently cost just £30 each per annum.



TENANCY

£169 per week (48 weeks minimum).

FEES

None apply at any point.

DAMAGE DEPOSIT

£450.

AVAILABLE FROM

1st September 2021.

EPC RATING

76 – 76.

CONDITIONS

Full time students only. No pets. No couples.



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