



A particularly spacious and well-appointed first floor student studio in a convenient location just 5 minutes walk from Streatham Campus

- Large 1st floor student studio
- Fitted kitchen with appliances
- Fully furnished
- Quality shower room with large cubicle
- The rent includes all utility bills, WIFI & TV licence
- Ideal location for Streatham Campus
- Offered now for 2023/24

**7 Coldridge House,
Cowley Bridge Road,
Exeter, EX4 4GB**

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



Description

This is a quality and extremely spacious studio apartment available to reserve now for the 2023/24 academic year.

This impressive studio sits on the first floor of a student only development at the rear, away from the road. It provides a lounge/kitchen/diner space with fitted kitchen and appliances including a dishwasher and washer/dryer. There is a quality shower room and the studio is offered fully furnished including a proper double bed. It enjoys the modern comfort of a gas central heating system and all windows are double glazed. To the rear is a large shared terrace for sitting out and a covered bike store.

The all-inclusive rent is £195 per week and includes all utility bills (subject to a fair usage clause), a free TV licence and free broadband.



Location

The Coldridge House development is well located only 5 minutes walk from Streatham campus and has excellent local amenities including a well-stocked mini market/general store, an Indian restaurant, The Imperial Weatherspoons pub etc. Exeter City Centre and all it has to offer is approximately 15 minutes walk away and the mainline St David's station across the road offers regular services to London Paddington.



TENANCY

£195 per week (48 weeks minimum).

FEES

None apply at any point.

DAMAGE DEPOSIT

£450.

AVAILABLE FROM

1st September 2023.

EPC RATING

80 – 80.

CONDITIONS

Full time students only. No pets. No couples.

