



A thoroughly refurbished two-bedroom apartment with its own outside space in a great location opposite Streatham Campus

- Living/dining room with smart TV
- Fitted kitchen with appliances
- Two double bedrooms
- Impressive shower room
- Private courtyard garden with deck
- The rent includes all utility bills, WIFI & TV licence
- Ideal location for Streatham Campus
- Offered now for 2023/24

**The Garden Flat,
98 Pennsylvania Road,
Exeter, EX4 6DQ**

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



Description

This is a quality lower ground floor apartment in a great location opposite Streatham Campus. The apartment has been thoroughly refurbished recently and offers most comfortable accommodation. There is a living room with a wall mounted smart TV, a galley kitchen with appliances and a re-fitted shower room.

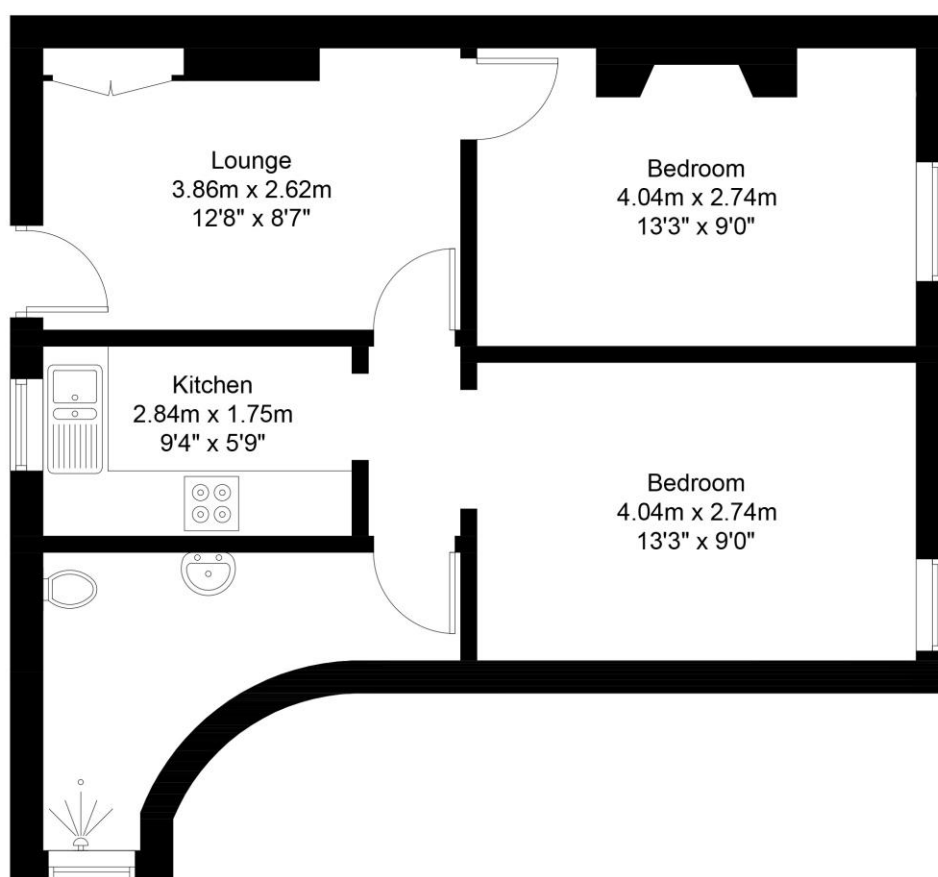
Both bedrooms are well furnished with 4ft beds, wardrobes, chest of drawers and study desks with executive style office chairs. The apartment enjoys the comforts of a new gas central heating system and new double glazing. Outside there is a private area of courtyard garden with a deck area ideal for sitting out.

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 directly opposite the Eastern edge of Streatham Campus and overlooking its grounds. There are good facilities in the immediate area, including two mini markets and a popular 'student' pub. The position also offers easy access to Exeter City centre and bus and railway stations. 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

£185 per tenant, per week (48 weeks minimum).

FEES

None apply at any point.

DAMAGE DEPOSIT

£450 per tenant.

AVAILABLE FROM

1st September 2023.

EPC RATING

65 – 78.

CONDITIONS

Full time students only. No pets. No couples.

