



A superior two-bedroom apartment offering spacious and well-presented accommodation in a convenient location for Streatham campus – a rare opportunity

**14 Sylvan Road,
Exeter, EX4 6EW**

- Stunning lounge/dining room with bay window and high ceiling
- Fitted kitchen/breakfast room with appliances
- Two double bedrooms (one en suite)
- Impressive bathroom & wet room
- Patio & off road parking
- The rent includes all utility bills, WIFI & TV licence
- Offered now for 2023/24

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Description

This is a spacious and impressive two-bedroom apartment in a well-regarded residential street, convenient for Streatham Campus. The apartment features a stunning lounge/dining room with bay window and very high ceiling. There is a fitted kitchen/breakfast room with all appliances including a dishwasher, a fine bathroom and two double bedrooms, one with an en suite wet room.

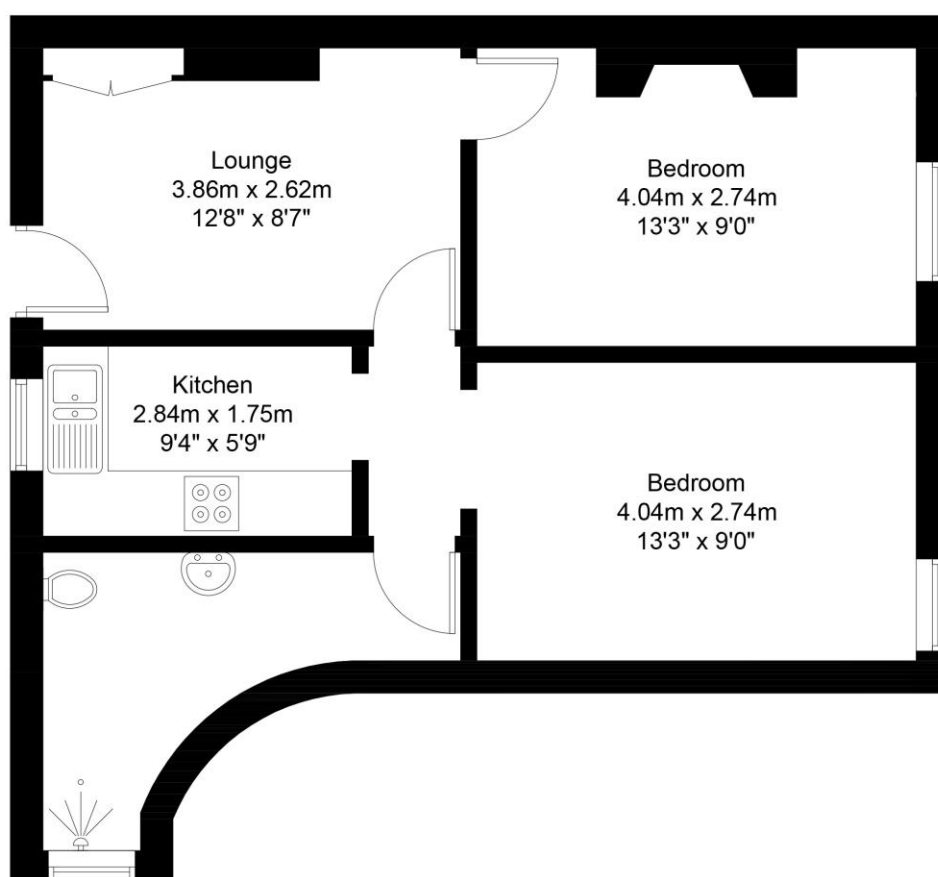
The property enjoys lots of natural light and the comforts of gas fired central heating and double glazing. Outside there is a patio area private to this apartment and an off road parking space.

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 pleasant residential road just a brief walk opposite the Eastern edge of from Streatham Campus. There are good facilities in the immediate area, including 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

£195 per week (48 weeks minimum).

FEES

None apply at any point.

DAMAGE DEPOSIT

£450 per tenant.

AVAILABLE FROM

1st September 2023.

EPC RATING

57 – 70.

CONDITIONS

Full time students only. No pets. No couples.

