



An impressive two-bedroom student apartment in an ideal location directly opposite the grounds of Streatham Campus

**Flat 1,**  
**98 Pennsylvania Road,**  
**Exeter, EX4 6DQ**

- Living/dining room with smart TV
- Large fitted kitchen with appliances
- Two double bedrooms
- Bathroom with shower bath
- The rent includes all utility bills, WIFI & TV licence
- Ideal location for Streatham Campus
- Offered now for 2023/24

01392 860 783  
[www.exceptionalstudentlets.com](http://www.exceptionalstudentlets.com)  
[students@exceptionalstudentlets.com](mailto:students@exceptionalstudentlets.com)



## Description

This is a quality raised ground floor apartment in a great location opposite Streatham Campus. The apartment has been refurbished recently and offers most comfortable accommodation. There is a living room with dining table and chairs and a faux leather sofa.

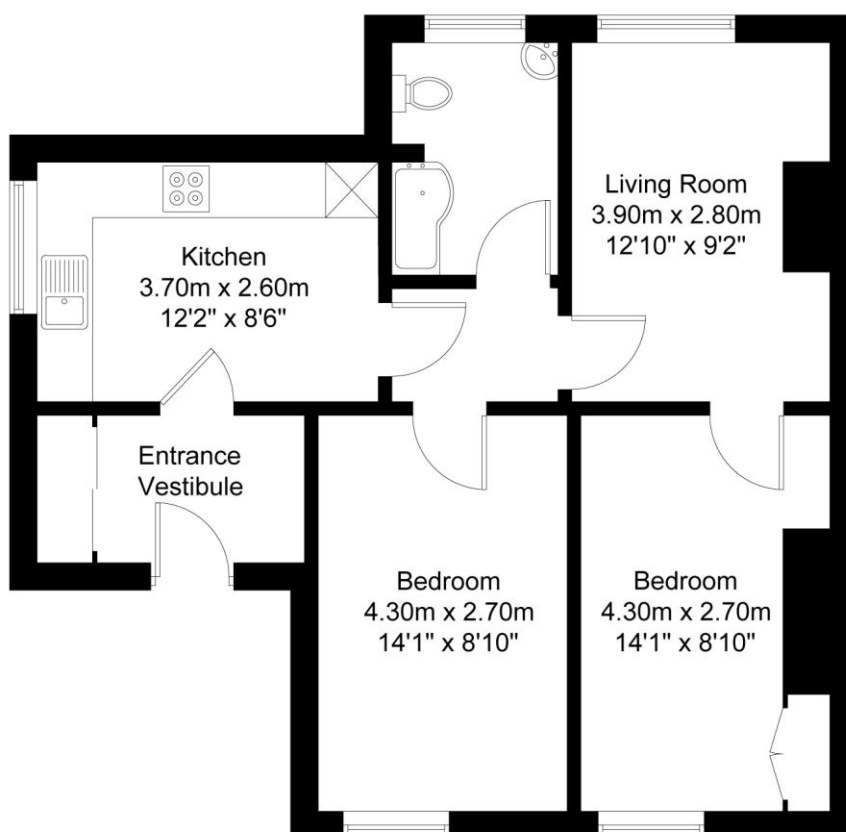
The large kitchen is a particular feature has all expected appliances, including an integrated dishwasher. The bathroom has a shower bath. Both bedrooms are well furnished with beds, wardrobes, small chest of drawers and study desks with executive style office chairs. The apartment enjoys the comforts of a gas central heating system and double glazing. Outside there is a communal rear garden with a picnic bench.

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

£189 per tenant, per week (48 weeks minimum).

### FEEs

None apply at any point.

### DAMAGE DEPOSIT

£450 per tenant.

### AVAILABLE FROM

1<sup>st</sup> September 2023.

### EPC RATING

65 – 78.

### CONDITIONS

Full time students only. No pets. No couples.



