



A well-appointed two bedroom student apartment in an ideal location directly opposite the grounds of Streatham Campus

- Living room with smart TV
- Fitted kitchen with appliances
- Two double bedrooms
- Recently re-fitted bathroom
- The rent includes all utility bills, WIFI & TV licence
- Ideal location for Streatham Campus
- Offered now for 2023/24

**Flat 2,
98 Pennsylvania Road,
Exeter, EX4 6DQ**

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Description

This is a quality first 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 three seater sofa.

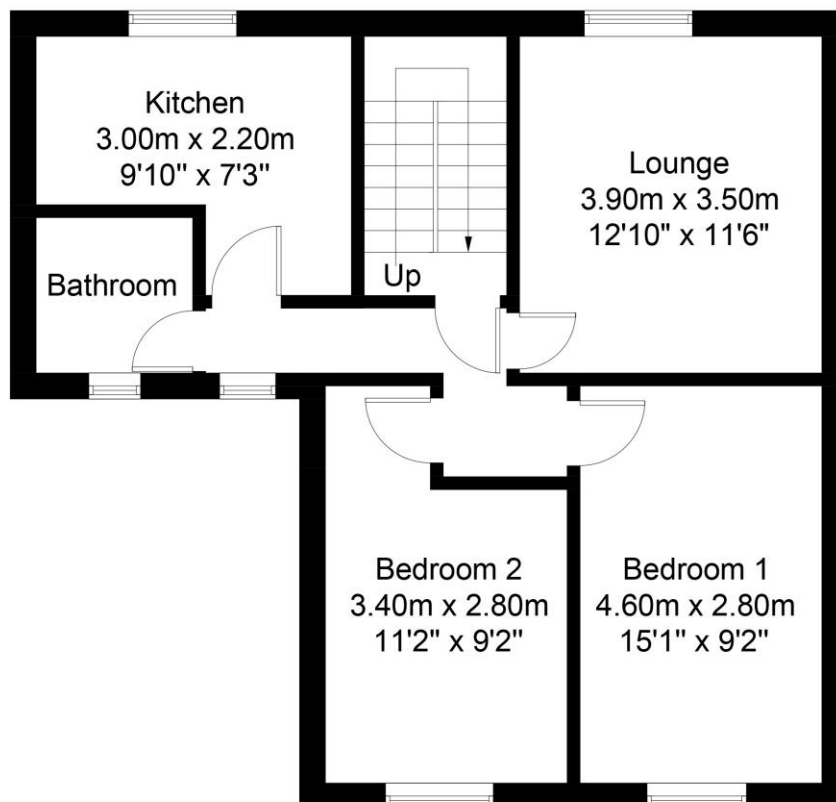
The kitchen has all expected appliances, including an integrated dishwasher. The bathroom was completely remodeled in 2016. Both bedrooms are well furnished with beds, wardrobes, small chest of drawers and study desks with executive style office chairs. The apartment enjoys the comforts of a gas central 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

1st September 2023.

EPC RATING

64 – 78.

CONDITIONS

Full time students only. No pets. No couples.

