



An impressive two bed first floor student apartment with spacious accommodation in a great location for Streatham campus

- Feature living/dining room with smart TV
- Good fitted kitchen with appliances
- Two double bedrooms
- Bathroom & separate WC
- Rear sun terrace, resident's parking
- The rent includes all utility bills, WIFI & TV licence
- Ideal location for Streatham Campus
- Offered now for 2023/24

**14a Sylvan Road,
Exeter, EX4 6DQ**

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Description

This is an exceptional student apartment in a great location for Streatham campus. The apartment features a spacious living/dining room with high ceiling and views over the City. There are two double bedrooms, a fitted kitchen with appliances including a dishwasher, bathroom with shower over the bath and a separate WC.

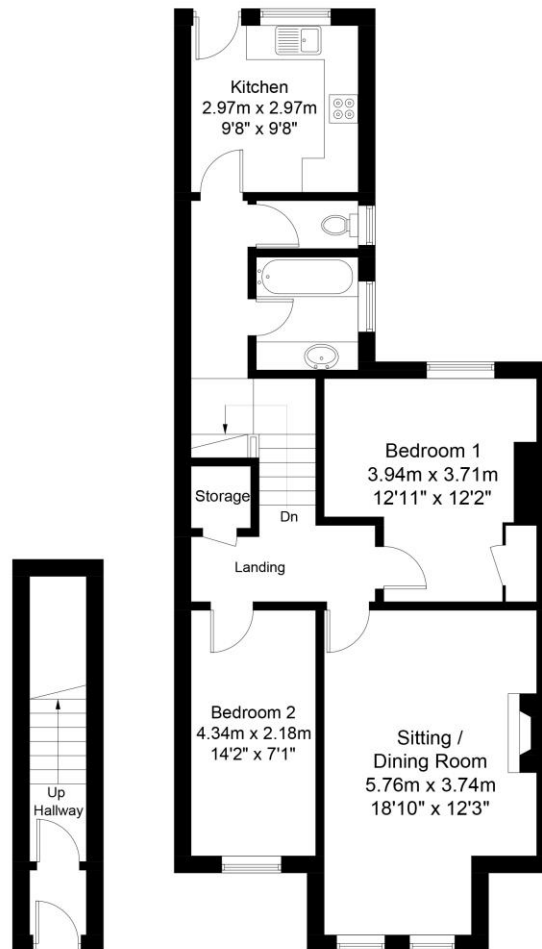
The comforts of double glazing and gas central heating are in place. The apartment is particularly self-contained for a first-floor unit, with its own front door. Unusually, there is also a back door from the kitchen out to a rear sun terrace. We feel this is one the best of our two bedroom apartments and early viewing is recommended to avoid disappointment.

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

45, 58 – 41,50.

CONDITIONS

Full time students only. No pets. No couples.



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