

SOUTHGATE

ESTATE



93 Monks Road, Exeter,
Devon, EX4 7BE
£2,800 *per calendar month*



5 Double Bedrooms, Popular Area, Courtyard Garden, Student House, Shower Room and Separate WC, Available 1st September 2024

Five double bedrooms available to rent in this shared student house for Academic year 2024-2025. This spacious student house is located close to St Lukes Campus but also easily accessible to the main Streatham University site.

The property briefly comprises five double bedrooms, a lounge, a kitchen, one shower room and a utility/lean to. The accommodation is split over two floors and there is also a low maintenance garden to the rear.

- Rent £560 per person per month (bills excluded), £2,800 for the whole property per month.
- 11 Month Tenancy
- Subject to full referencing and affordability checks.
- A Holding Deposit of one week's rent will be required to reserve the property.
- A Tenancy Deposit of five weeks' rent will be required should an application be successful.

For full details of our fees please visit our website:

<https://www.southgatestates.co.uk/lettings/>



Hallway A door opens into the entrance vestibule and hallway where access is provided to two of the bedrooms and the living room. Stairs rise to the first floor.

Bedroom 1 12' 5" x 11' 5" (3.79m x 3.5m) A spacious room enjoying a uPVC double glazed window to the front aspect and a radiator.

Bedroom 2 11' 5" x 10' 7" (3.47m x 3.23m) This room has a uPVC window to the rear aspect, a wash hand basin and a radiator.

Living Room 10' 4" x 10' 2" (3.15m x 3.1m) Benefitting from a sash window to the side aspect, a sofa, dining table and chairs as well as a radiator and a door into the kitchen.

Kitchen 10' 3" x 8' 8" max (3.148m x 2.66m) Containing a range of matching wall and base units with roll-edge worktops, a tiled splashback and stainless steel sink and drainer unit with a mixer tap over. Appliances include a fridge freezer, double oven with extractor hood over and a dishwasher. A uPVC double glazed window faces the rear aspect and a door opens into the utility area.

Utility Area 19' 10" x 5' 0" (6.05m x 1.53m) This additional area has the advantage of a washing machine, tumble dryer and an additional fridge as well as a door opening out to the garden.

First Floor Landing Stairs rise to the first floor landing which provides doors to the remaining three bedrooms, the shower room and the cloakroom.

Bedroom 3 16' 2" x 11' 6" (4.93m x 3.51m) A sizeable double bedroom furnished with fitted cupboard to the alcove, a radiator, wash hand basin and a uPVC double glazed bay window to the front aspect.

Shower Room Comprising a shower cubicle with electric shower, wash hand basin, tiled walls and flooring and a window to the side aspect.

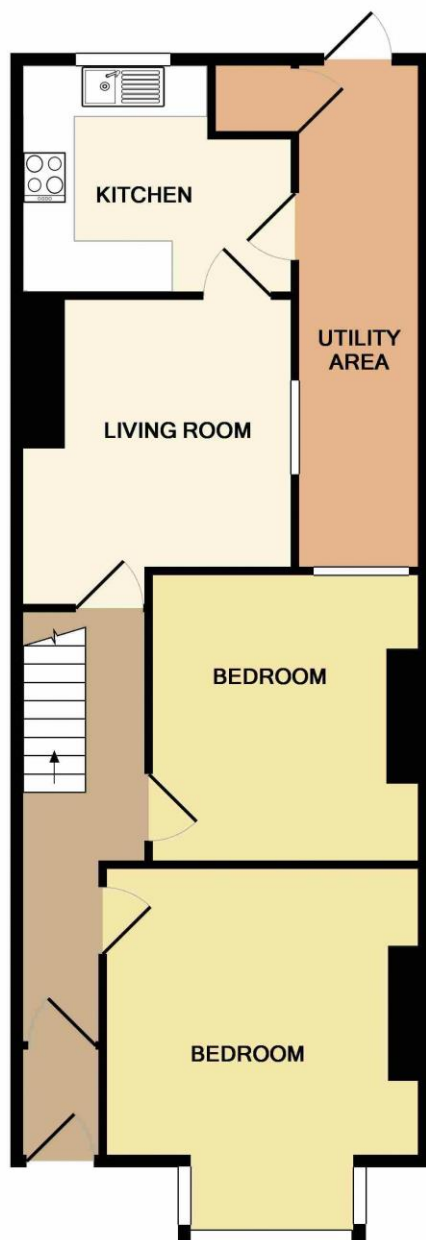
Cloakroom A separate cloakroom including a low-level WC, tiled flooring and a window to the side aspect.

Bedroom 4 11' 4" x 10' 8" (3.45m x 3.24m) A double bedroom featuring a wash hand basin, fitted wardrobe in the alcove, a radiator and a uPVC window to the rear aspect.

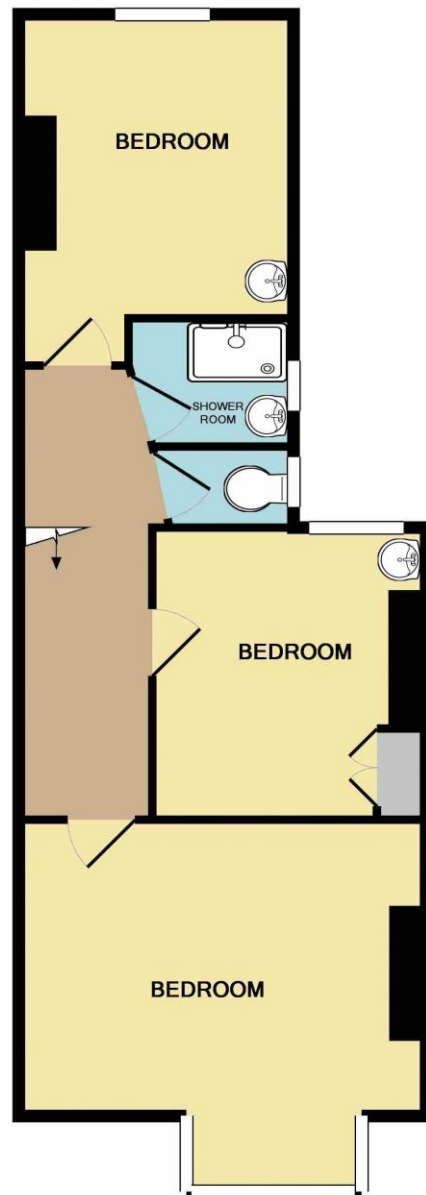
Bedroom 5 13' 3" x 10' 3" (4.04m x 3.12m) This rear double bedroom boasts a wash hand basin, fitted shelving, two radiators and a uPVC double glazed window the rear aspect.

Garden The south facing walled rear courtyard garden is fully enclosed and has the advantage of a rear access gate, allowing bicycles to be brought into the storage area without taking them through the house.





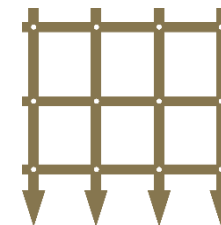
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



www.tpos.co.uk

Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

Southgate Estates

50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk

southgateestates.co.uk