



SOUTHGATE

ESTATES

to let
★
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estates
01392 812072

73 Portland Street, Exeter, Devon,
EX1 2EG
£3,000





5 Double Bedrooms, Open-Plan Dining Room & Modern Kitchen, Close to City Centre, Walking Distance to St Luke's Campus & Waitrose, 11 Month Tenancy, Available 1st September 2023

Five double bedrooms available to rent in this shared student house for Academic year 2023-2024.

This spacious student house is ideally 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, kitchen, a dining area and two shower rooms. The accommodation is split over three floors and there is also a low maintenance garden to the rear and a utility shed.

Rent £600 per person per month (bills excluded).

£3000 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.southgateestates.co.uk/lettings/>

Entrance Hallway The front door opens to an entrance vestibule leading to the hallway, where there is coat hanging space, a radiator, and an understairs storage cupboard. Doors open to the kitchen, lounge, and Room 1.

Room 1 12' 7" x 11' 9" (3.83m x 3.57m) max Containing a double bed, wardrobe, chest of drawers, tall mirror, a radiator, and a uPVC double glazed window.

Kitchen 10' 1" x 8' 6" (3.08m x 2.59m) Modern fitted kitchen incorporating a tall fridge freezer, an additional under-counter fridge, dishwasher, and a double oven. A service hatch and opening connects through to the dining room and there is also a radiator.

Dining Area 15' 6" x 6' 7" (4.72m x 2.00m) A spacious room with a dining table and chairs, radiator, and an opening to the living room. There are French doors to the garden and a door to the shower room.

Living Room 11' 9" x 10' 9" (3.57m x 3.28m) Including a corner sofa, coffee table, radiator, and TV with storage unit.

Shower Room 9' 2" x 4' 7" (2.818m x 1.416m) A useful room benefitting from a close coupled WC, wash hand basin fitted within a vanity storage unit, a shower cubicle, a wall unit housing the gas combination boiler. An obscured window faces the rear.

Utility room An outhouse comprising a roll edge worktop with a stainless steel sink and drainer with mixer tap over and washing machine and dryer under.

Room 2 16' 2" x 11' 8" (4.93m x 3.56m) A large double bedroom with a double bed, two bedside storage units, two double wardrobes, a chest of drawers and a radiator. Two uPVC double glazed windows are to the front aspect.

Room 3 11' 9" x 10' 9" (3.601m x 3.295m) max A good-size double bedroom with a period fireplace, built-in wardrobes with storage over, a further freestanding wardrobe, double bed, bedside storage unit and chest of drawers. A large uPVC double glazed window is to the garden and there is a radiator.

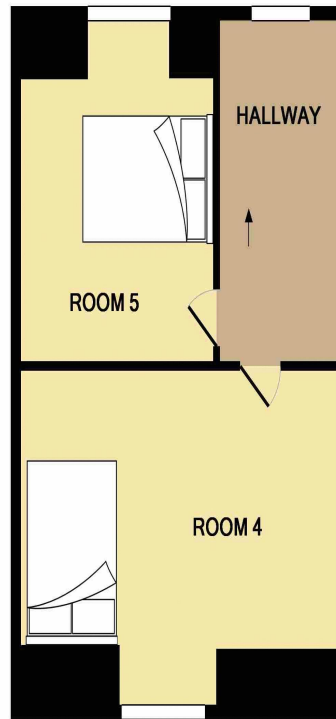
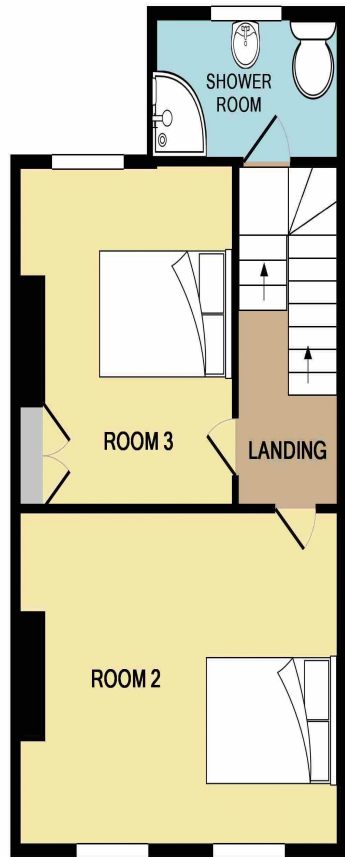
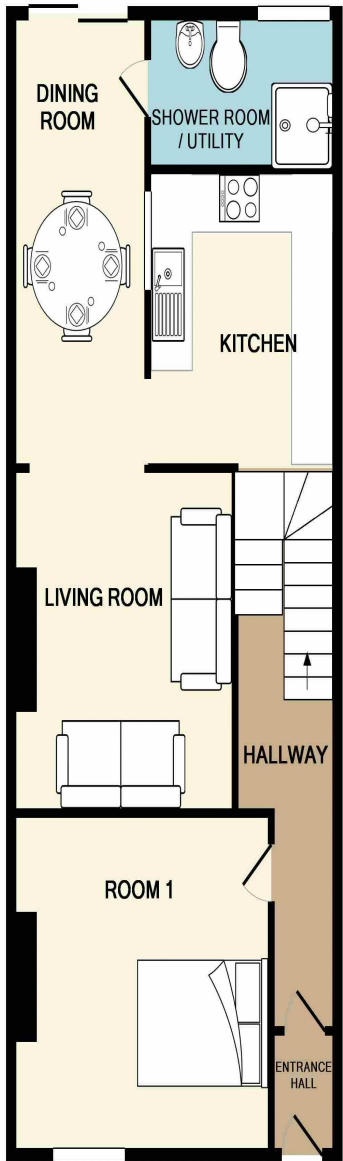
First Floor Shower Room 8' 9" x 4' 9" (2.67m x 1.46m) With part-tiled walls and tiled flooring, this modern room comprises a close coupled WC, pedestal hand wash basin and a shower cubicle. There is also a radiator and an obscure uPVC double glazed window.

Room 4 15' 0" x 12' 0" (4.56m x 3.67m) max Another large double bedroom benefitting from a period fireplace, a double bed, two bedside storage units, a wardrobe, chest of drawers, radiator, and a uPVC double glazed window.

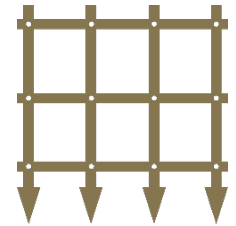
Room 5 12' 8" x 9' 7" (3.85m x 2.93m) A double bedroom furnished with a period fireplace, double bed, bedside storage unit, double wardrobe, chest of drawers, radiator, and a uPVC double glazed window.

Courtyard Garden The courtyard garden is fully enclosed and laid with paving for low maintenance.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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 must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor 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.

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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

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