



SOUTHGATE

ESTATES



12 Clinton Avenue, Exeter, Devon,
EX4 7BA
£2,400



Four Double Bedrooms, Student Let, Fully Furnished, Large Living Space, Available September 2023, 11 Month Tenancy

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

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 four double bedrooms, a lounge and a kitchen/dining area.

To the rear there is a separate utility room with a washing machine, as well as a WC on the ground floor and bathroom upstairs. The property also benefits from a rear garden which has a pedestrian access gate, as well as a good sized shed, perfect for the storage of bikes, surfboards, etc.

Rent £600 per person per month (bills excluded), £2400 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/>

Entrance Hallway A front door opens into an entrance hallway providing access to bedroom 1, the living room and the large kitchen diner. Stairs also rise to the first floor.

Bedroom 1 A spacious fully furnished bedroom with a uPVC double glazed box bay window to the front aspect.

Living Room A great living space with two sofas, a large TV. There is also uPVC double glazed patio doors to the rear and a feature fireplace.

Kitchen A spacious open-plan kitchen diner containing a range of matching wall and base units, a tiled splashback, a stainless steel 1.5 bowl sink and drainer unit. Appliances include an oven with gas hob and a tall integrated fridge freezer. There is ample room for dining furniture and a door through to the utility room and downstairs WC.

Utility room and WC A useful space with a door to the WC, a washing machine and tumble dryer and a door leading out to the rear garden.

Bedroom 2 A large furnished bedroom benefitting from a uPVC double glazed box bay window and a feature fireplace.

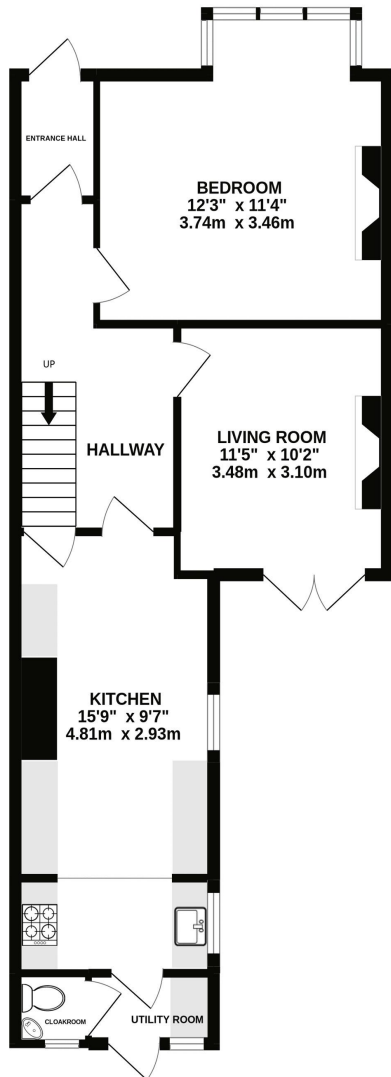
Bedroom 3 A further furnished double bedroom with a uPVC double glazed window to the rear.

Bedroom 4 The final furnished bedroom at the rear with a uPVC double glazed window overlooking the courtyard garden.

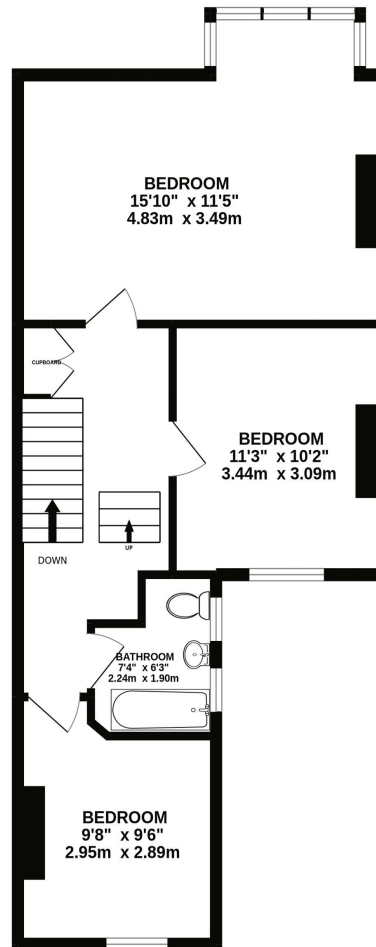
Bathroom A fully tiled bathroom with a shower over the bath, wash hand basin, WC and two obscured double glazed windows to the side aspect.



GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



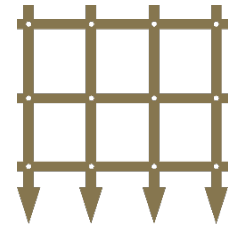
1ST FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2022

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 82 |
| (69-80) | C | | |
| (55-68) | D | 66 | |
| (39-54) | E | | |
| (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 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.

Southgate Estates

50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk

southgateestates.co.uk