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ESTATES



23 Monks Road, Exeter,
Devon, EX4 7AZ

£3,000 *per calendar month*



Available from September 2024, 5 Bedroom Student House, Excellent Location, Enclosed Rear Garden, Spacious Accommodation, 2 Shower Rooms



Five spacious double bedrooms available to rent in this shared student house for Academic year 2024-2025. Ideally located, on this popular street, for the main Streatham University site but also easily accessible to St Luke's Campus.

The property's internal accommodation briefly comprises an entrance hallway with doors to two of the bedrooms and the kitchen diner which leads to the lobby/shower. On the first floor are three more bedrooms and a shower room.

All rooms are furnished with a double bed, wardrobe, chest of drawers and desk.

- 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.



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

Entrance Vestibule & Hallway The front door opens to the entrance vestibule and hallway, with doors to two of the bedrooms and an archway to the kitchen. Stairs rise to the first floor landing.

Kitchen Diner 17' 3" x 8' 9" (5.27m x 2.67m) A spacious open-plan kitchen diner containing a range of matching wall and base units, a tiled splashback, a stainless steel sink and drainer unit. Appliances include an oven with electric hob, extractor hood over, a washing machine, a tall fridge freezer and additional under-counter freezer. A door leads to the lobby & shower.

Lobby & Shower A useful space with a door to the WC plus a shower cubicle and a door leading out to the rear garden.

Bedroom 1 12' 6" x 12' 2" (3.81m x 3.72m) plus bay A spacious double bedroom on the ground floor benefitting from a uPVC double glazed bay window to the front aspect, as well as a decorative fireplace and a radiator.

Bedroom 2 11' 2" x 10' 7" (3.4m x 3.23m) A further good-sized double bedroom on the ground floor with a uPVC double glazed window to the rear aspect and a radiator.

Stairs & Landing Stairs rise to the first floor landing which provides doors to the remaining three bedrooms and the shower room.

Bedroom 3 15' 9" x 12' 1" (4.8m x 3.69m) plus bay A generous double bedroom featuring a uPVC double glazed bay window to the front aspect, a radiator and a fireplace.

Bedroom 4 11' 7" x 11' 1" (3.52m x 3.38m) A further double bedroom including a uPVC double glazed window to the side aspect and a radiator.

Shower Room Comprising a WC, a hand basin and a large shower cubicle with a thermostatic mixer bar and an obscured uPVC double glazed window to the side aspect.

Bedroom 5 10' 8" x 10' 3" (3.26m x 3.13m) plus bay A final double bedroom with the advantage of a uPVC double glazed window to the rear aspect and a radiator.

Garden A fully-enclosed South-facing courtyard garden with a door to a service lane and a shed for storing bikes etc.





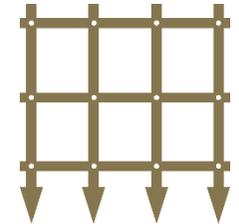
GROUND FLOOR



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
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(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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