



SOUTHGATE

ESTATES

4 Mowbray Avenue, Exeter,  
Devon, EX4 4HB

£3,000



## 5 Double Bedrooms, Student Let, Available 1st September 2023, Fully Furnished, Two Shower Rooms, Ideal Location

---

Five double bedrooms available to rent in this shared student house for Academic year 2023-2024. This spacious student house is located in an ideal location for Streatham University site. The property briefly comprises five double bedrooms, a lounge, a kitchen, and two bathrooms, as well as a separate cloakroom. The accommodation is split over three floors and there is also a low maintenance garden to the rear.

Rent £600 per person per month (includes wifi, water bill and a TV License for the communal spaces, all other bills excluded).

£3000 for the whole property per month.

11 Month Tenancy.

Rent to be paid Termly 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 The front door opens to an entrance vestibule leading to the hallway, where the doors open to Bedroom 1, the living room and the kitchen.

Bedroom 1 12' 1" x 11' 2" (3.68m x 3.41m) Located on the ground floor, the bedroom comes furnished with a double bed, wardrobe, chest of drawers, desk, and bed-side table.

Living Room 12' 7" x 9' 5" (3.83m x 2.88m) A door from the hallway leads into the living room where there is a fireplace and two storage cupboards. Another door leads from the living room into the kitchen.

Kitchen 20' 1" x 8' 5" (6.12m x 2.57m) The kitchen comes complete with two ovens, a hob, a tall fridge and chest freezer, as well as a washing machine, tumble drier and a dishwasher. There is a door that leads out to the low maintenance garden.

Bedroom 2 12' 0" x 10' 7" (3.67m x 3.22m) Located on the first floor, the bedroom comes furnished with a double bed, wardrobe, chest of drawers, desk, and bed-side table.

Bedroom 3 12' 6" x 9' 6" (3.80m x 2.90m) Located on the first floor, the bedroom comes furnished with a double bed, built-in storage cupboard, chest of drawers, desk, and bed-side table.

Shower Room 8' 8" x 3' 11" (2.63m x 1.19m) Located on the first floor, the shower room consists of a shower and a wash hand basin with a small circular mirror on the wall.

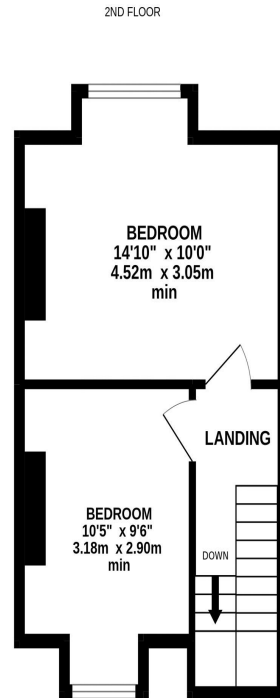
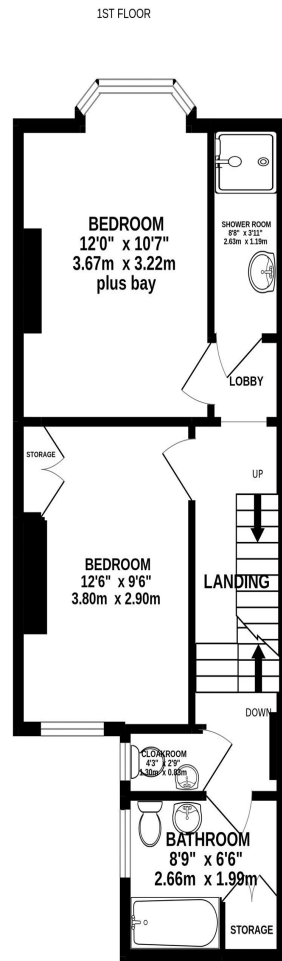
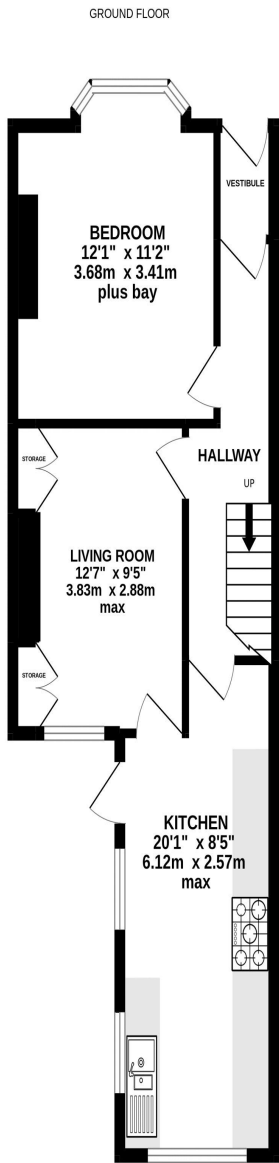
Cloakroom 2' 9" x 4' 3" (0.83m x 1.3m) Located on the first floor, the cloakroom consists of a toilet and wash hand basin.

Bathroom 6' 6" x 8' 9" (1.99m x 2.66m) Located on the first floor, the bathroom consists of a bath with shower over, a toilet, and a wash hand basin, as well as a built-in storage cupboard.

Bedroom 4 10' 0" x 14' 10" (3.05m x 4.52m) Located on the second floor, the bedroom comes furnished with a double bed, wardrobe, chest of drawers, desk, and bed-side table.

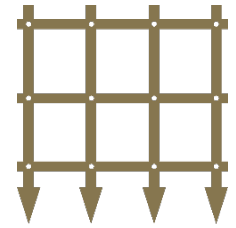
Bedroom 5 10' 5" x 9' 6" (3.18m x 2.90m) Located on the second floor, the bedroom comes furnished with a double bed, wardrobe, chest of drawers, desk, and bed-side table.





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)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



[www.tpos.co.uk](http://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](mailto:info@southgateestates.co.uk)

[southgateestates.co.uk](http://southgateestates.co.uk)