



SOUTHGATE

ESTATES

7 West View Terrace,
Exeter, Devon, EX4 3BP
£2,025 *per calendar month*



Three Bedrooms, Student House, Courtyard Garden, Waterside Views, Spacious Accommodation, Central Location

A three bedroom student house located in a central location, available for the academic year 2024-25. The property benefits from a low-maintenance courtyard garden to the rear with a storage area and washing machine, three double bedrooms, a bathroom, living room and a kitchen breakfast room. There are also lovely views from the front of the property across the river.

The excellent location offers a number of amenities nearby, including popular shops, restaurants and entertainment facilities, along with Streatham Campus nearby and the quayside.

- Rent £675 per person per month (bills excluded),
- £2,025 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/>



Ground Floor The front door opens into the entrance hallway which provides access to the living room and kitchen, along with stairs to the first floor. The living room enjoys a window to the front aspect and built-in storage to the alcoves. The spacious kitchen contains a range of matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Appliances include an oven with a gas hob and extractor hood over, plus a freestanding fridge freezer. There is also a breakfast bar, a cupboard under the stairs, and a window and door to the garden.

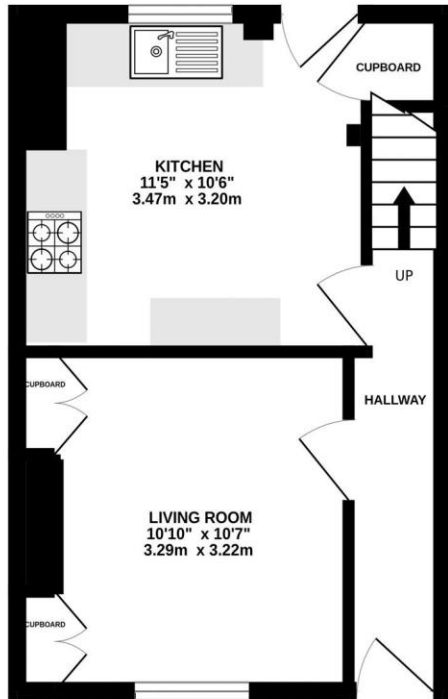
First Floor Stairs rise to the first floor landing which accommodates the shower room and one of the bedrooms, plus two built-in storage cupboards. A further set of stairs leads to the second floor and a window faces the rear aspect. Bedroom one is a generous double, and features a window to the front aspect with an outlook over the river. There is also ample built-in storage. The large shower room comprises a close-coupled WC, a pedestal wash basin and a shower cubicle. There is also a built-in cupboard and a window to the rear aspect.

Second Floor The second floor benefits from a window to the rear aspect and access to the remaining two bedrooms. The second bedroom is a sizeable double, and includes a window to the front aspect with far-reaching views to the river, plus built-in storage to the alcoves. The third bedroom is a further double and has the advantage of a window to the rear aspect, plus built-in storage.

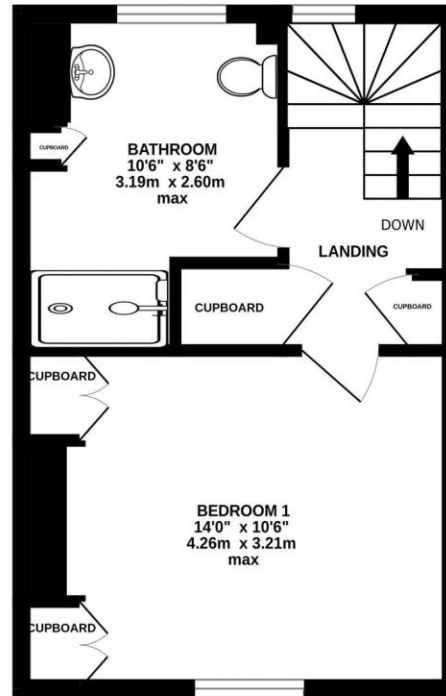
Outside The property features a low-maintenance courtyard garden to the rear, allowing space for outdoor seating. There is also a covered store area which incorporates a washing machine.



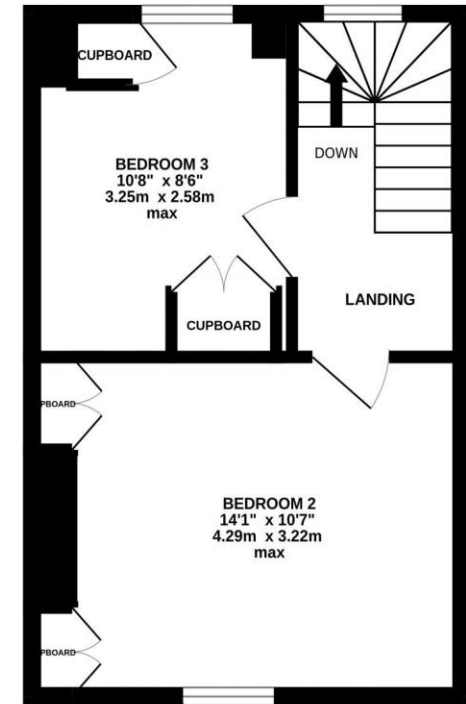
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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.
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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 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.

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