



SOUTHGATE

ESTATES

5 York Road, Exeter,  
Devon, EX4 6PQ

£700 per week (£180 for en suite rooms,  
£170 for non en suite rooms)





## Student Property, Four Bedrooms, Courtyard Garden, Excellent Location, Spacious Accommodation, Two En Suite Rooms

---

This four bedroom student property is exceptionally well placed for both Exeter University and is very close to the shops, restaurants and bars of Exeter's high street. The internal accommodation is well-proportioned and features a large kitchen breakfast room, a living room, utility room and shower room on the ground floor, along with one of the bedrooms. Upstairs are a further three bedrooms, two of which benefit from an en suite. There is also a courtyard garden to the rear.

- Rent £180 per person per week for en suite rooms, £170 per person per week for non en suite rooms (bills excluded), £700 for the whole property per week.
- 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.



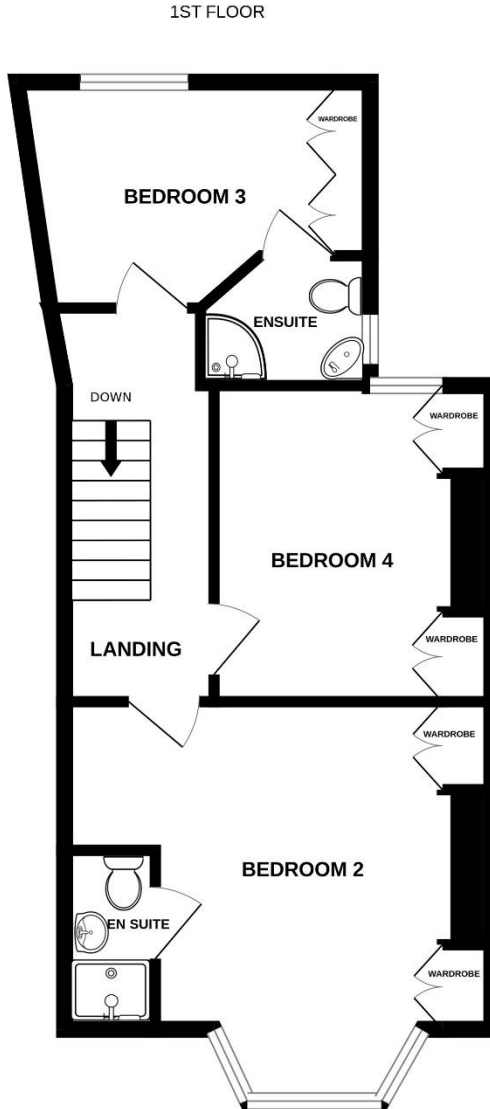
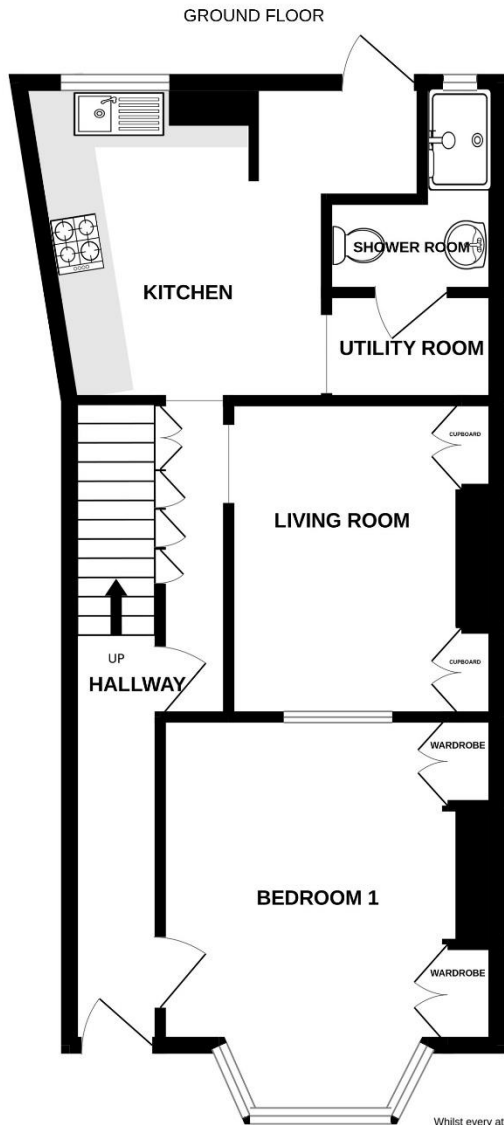
For full details of our fees please visit our website:  
<https://www.southgatestates.co.uk/lettings/>

Ground Floor The front door opens to the entrance hallway and inner hallway, which provide access to the kitchen breakfast room, the living room and one of the bedrooms. There is also a utility room and shower room on the ground floor, plus access to the garden.

First Floor Stairs rise to the first floor landing which accommodates the remaining three double bedrooms, two of which benefit from an en suite shower room.

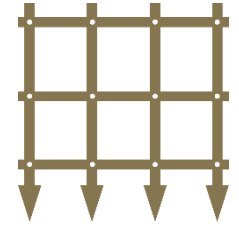
Rear Garden To the rear of the property, there is a walled garden, with access via a shared pathway to the side of the property.





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 ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(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

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.

Southgate Estates

50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk

southgateestates.co.uk