

SOUTHGATE

ESTATES

Flat 1, 24, Monkswell Road,
Exeter, Devon, EX4 7AX
£1,725 per calendar month



Three Double Bedrooms, First Floor Maisonette, Excellent Location for Streatham and St Lukes Campus, 11 Month Tenancy, Available 1st September 2023

Three spacious double bedrooms available to rent in this shared student first floor maisonette for Academic year 2023–2024. Ideally located for the main Streatham University site but also easily accessible to St Luke's Campus.

The property's internal accommodation comprises stairs up to an entrance hallway with doors to the kitchen diner, living room, separate bathroom and WC, and the first double bedroom. Upstairs are two more double bedrooms.

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

Rent £575 per person per month (bills excluded), £1725 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.

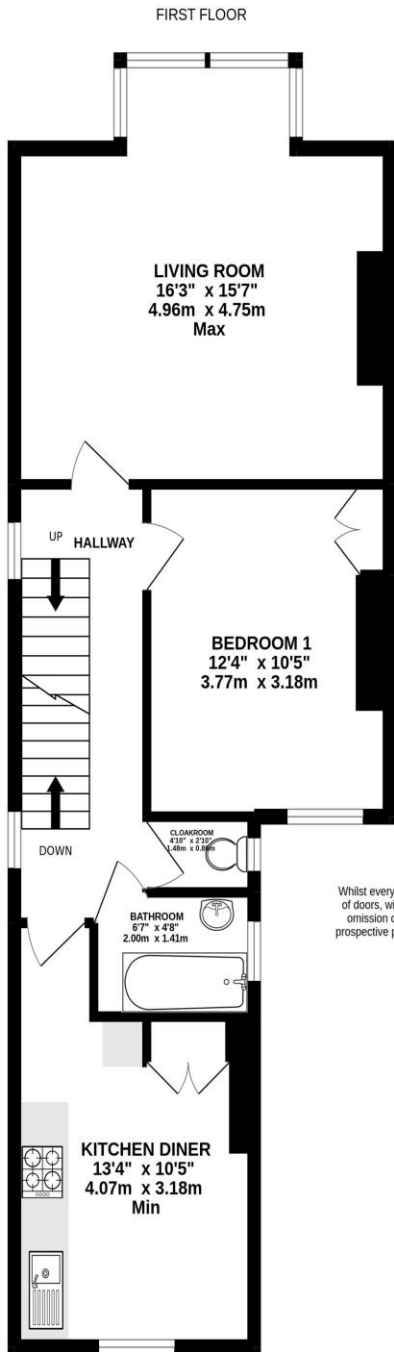
For full details of our fees please visit our website:

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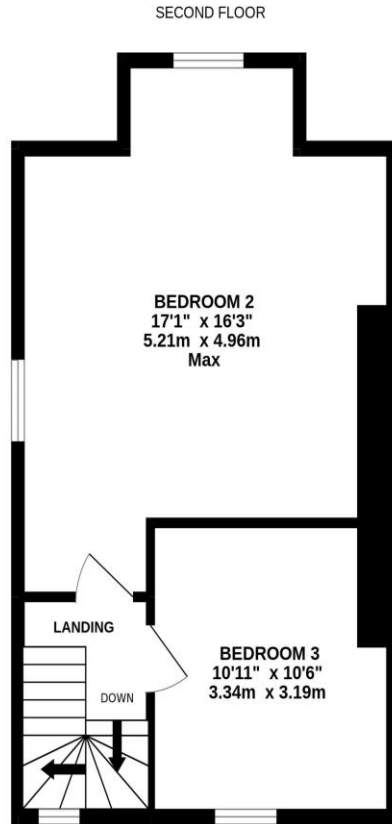
Entrance & First Floor The front door opens to the entrance vestibule which provides space for storing coats and shoes with stairs rising to the first floor landing. The landing offers doors to a bright and contemporary kitchen diner with inbuilt storage and a dining table, a conveniently separate bathroom and WC, a spacious living room and the first double bedroom, and also features two windows to the side aspect, as well as a further set of stairs to the second floor. The first bedroom has inbuilt wardrobe space and a window to the rear aspect.

Second Floor Upstairs, a landing leads to the second and third double bedrooms. The spacious second bedroom has two windows to the side and front aspect. The third bedroom has a dormer window to the rear aspect.

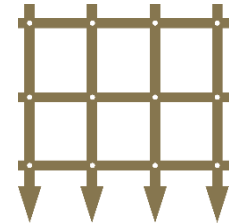




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	61	
(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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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.

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