



King Edward Street, Exeter, EX4 4NY
£450 Per Week



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King Edward Street

Exeter, EX4 4NY

- 2 double bedrooms
- Kitchen
- Parking
- Lounge/diner
- Garden
- Great location

Welcome to this charming 2-bedroom house located on King Edward Street in the heart of Exeter. This well-presented property boasts a modern kitchen and bathroom, perfect for those who appreciate contemporary living.

Situated close to the university and city centre, this house offers convenience and accessibility to all amenities. The addition of a conservatory allows for a lovely space to relax and enjoy the natural light.

Furthermore, the property features a delightful garden, ideal for hosting gatherings or simply unwinding outdoors. With the added benefit of parking permits, you can rest assured that your vehicle will have a secure spot.

Don't miss out on the opportunity to own this lovely home in a prime location. Contact us today to arrange a viewing and envision yourself living in this wonderful property on King Edward Street. The property is available now and from the 1st of September 2025.



Permitted Payments

As well as paying the rent, you may also be required to make the following permitted payments.

Before the tenancy starts (payable to Francis Louis 'the Agent')

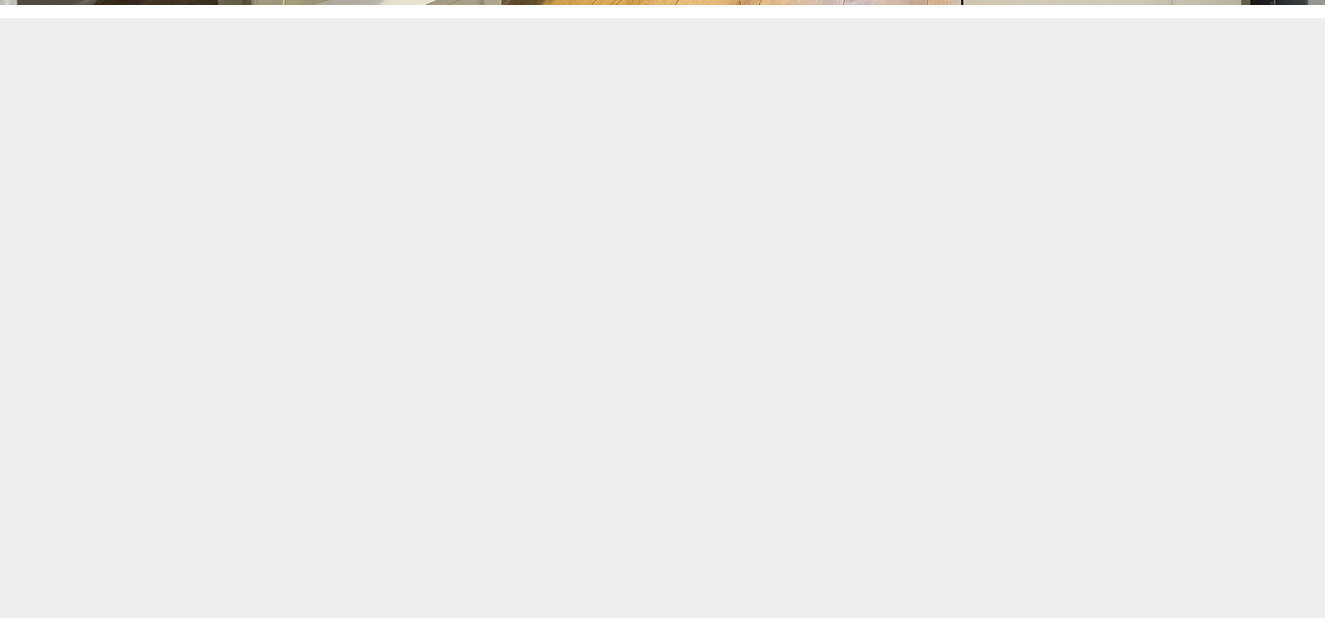
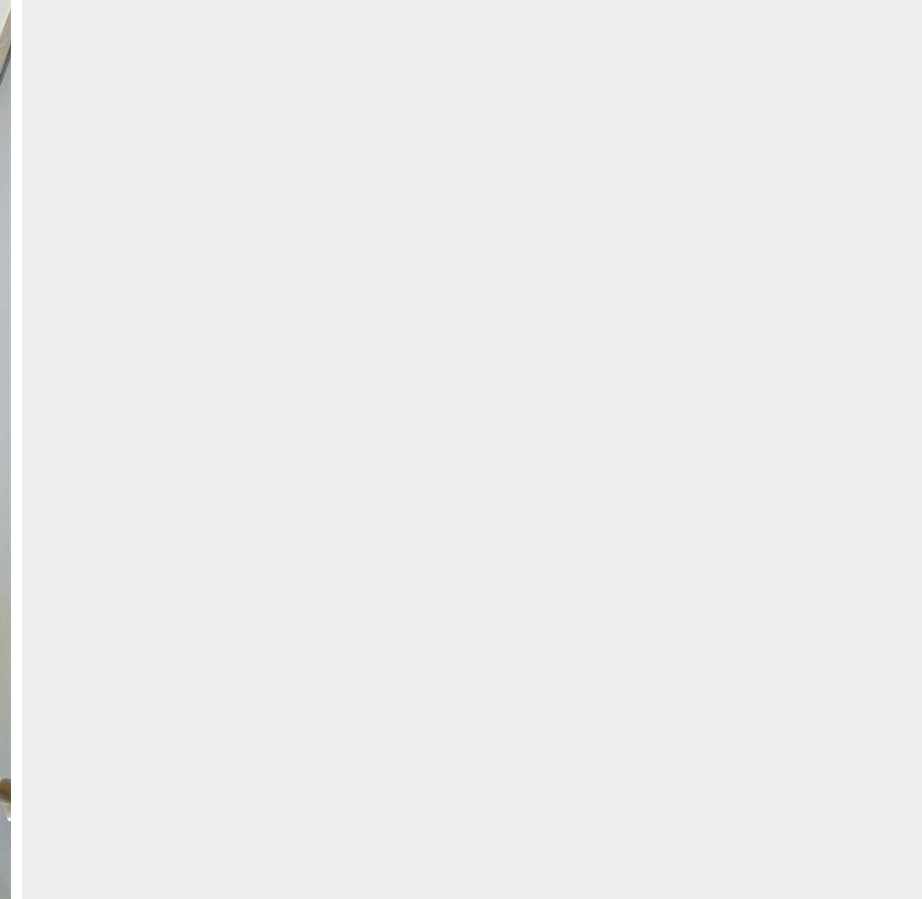
Holding Deposit: 1 week's rent

Deposit: 5 weeks' rent

The holding deposit, the equivalent of one week's rent, will be allocated to the first month's rent once satisfactory references have been received. The holding deposit is non-refundable, if a tenant withdraws their application once referencing has commenced or, if misleading information is provided or information is withheld on the application form.

* Referencing charges do not apply to tenants of assured shorthold tenancies, student accommodation, or licences but may apply for other types of tenancy ie company lets and contractual tenancies.



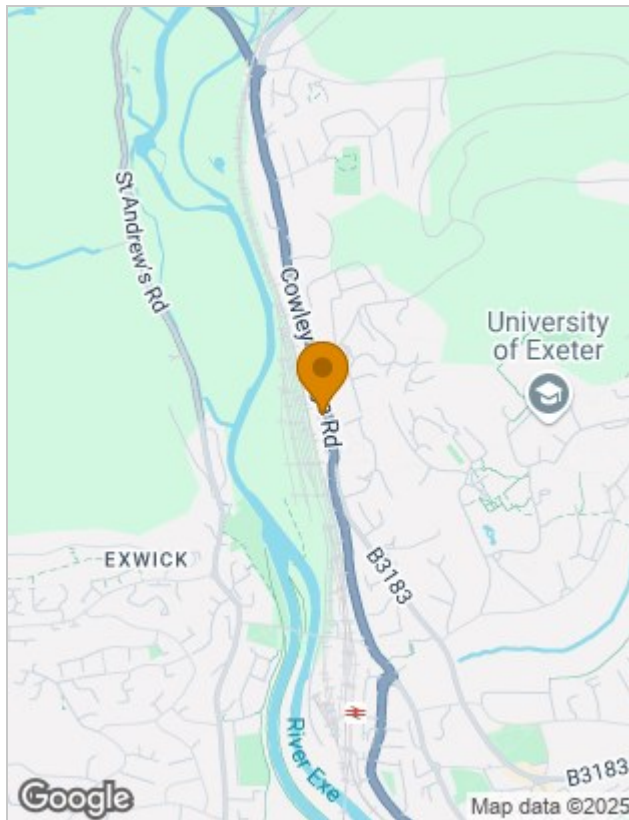




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Francis Louis Sales Office on 01392 243077
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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