



Room 1, 1 Valley Road, Exeter, Devon, EX4 2AX  
To Let £650 PCM

robson  
lettings  
Dedicated Lettings & Property Advisers

- Ground floor large double bedroom with en-suite
- Close to St Davids Station
- Rent Inclusive of all utilities
- Students can enquire too
- Allocated Parking Available
- Close to St Davids Mainline Station

## THE PROPERTY

Robson Lettings are delighted to offer this Ground Floor double bedroom with en-suite shower room in this well presented house. Located close to the River and Exeter St David's Mainline train station. The university is also within easy reach.

The property offers a total of 6 en-suite double bedrooms, large communal kitchen / dining space, living room and a separate study.

There is also allocated off road parking available (at an additional cost). There is a bike store available to the rear of the property as well.

Each room is for single occupancy only. Rent is inclusive of all utility bills to include gas, electricity, water rates and council tax based on a fair usage policy. There is also superfast broadband. A cleaner will attend to clean the communal areas on a regular basis.

The property will be let on a HMO licence for a maximum of 6 people. EER 'C'. Available w/c 12th August 2024.

Please note that Room 1 on the floorplan.

