



FLAT 3, 98 PENNSYLVANIA ROAD, EXETER, EX4 6DQ
£720 PW





FULL DESCRIPTION **FOR STUDENTS ONLY**

FOUR DOUBLE ROOMS TO RENT IN A TOP FLOOR MAISONETTE

Situated on the upper two levels of an period building on Pennsylvania Road, just a short walk from Streatham campus, this remarkable top-floor maisonette presents an inviting accommodation with its four generously proportioned double bedrooms.

The property is furnished with students in mind, beds desks and wardrobe space. Living area equipped with sofas and coffee table

A large modern, tiled kitchen is a viewpoint of the property. Equipped with appliances, including a convenient dishwasher. The solid granite worksurface not only adds a touch of sophistication but also serves as a durable foundation for culinary creativity.

Spacious tiled bathroom with shower over bath, separate WC.





Gas Central Heating utility enhanced by double glazing create an atmosphere of serenity throughout. This maisonette is situated in a desirable location. With utmost convenience in mind, the property is a short stroll to both the bustling main university campus and the vibrant heart of the city centre.

This strategic positioning not only simplifies daily commutes but also provides easy access to a myriad of cultural and entertainment options, further enriching the lifestyle this residence has to offer.

The property is available for viewings at demand.

Council Tax / Domestic rates: Student exempt

Rent £185 per student

Deposit £3,700

EPC D

Property type Maisonette

Property construction Brick

Number and types of rooms Four Bedroom

Electric supply Rebel Energy Supply Limited

Gas Central heating

Water Supply South West Water

Sewerage Mains

Heating Electric Heating

Broadband Superfast, Standard

Mobile signal/coverage Three, O2, EE

Parking No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	55	