



SOUTHGATE

ESTATES



to let
★
star
01392 821075

73 Portland Street,
Exeter, Devon, EX1 2EG
£3,125 *per calendar month*



5 Double Bedrooms, 2 Shower Rooms,
Open-Plan Dining Room & Modern Kitchen,
Close to City Centre, Walking Distance to St Luke's Campus &
Waitrose, Courtyard Garden

Five double bedrooms available to rent in this shared student house for the academic year 2025–2026. This spacious student house is ideally located close to St Lukes Campus but also easily accessible to the main Streatham University site.

The property briefly comprises five double bedrooms, a lounge, kitchen, a dining area and two shower rooms. The accommodation is split over three floors and there is also a low maintenance garden to the rear and a utility shed.

- Rent £625 per person per month (bills excluded), £3,125 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:
<https://www.southgateestates.co.uk/lettings/>

Entrance Hallway The front door opens to an entrance vestibule leading to the hallway, where there is coat hanging space, a radiator, and an understairs storage cupboard. Doors open to the kitchen, lounge and Room 1.

Room 1 12' 7" x 11' 9" (3.83m x 3.57m) max Containing a double bed, wardrobe, chest of drawers, tall mirror, a radiator and a uPVC double glazed window.



Kitchen 10' 1" x 8' 6" (3.08m x 2.59m) Modern fitted kitchen incorporating a tall fridge freezer, an additional under-counter fridge, dishwasher and a double oven. A service hatch and opening connects through to the dining room and there is also a radiator.

Dining Area 15' 6" x 6' 7" (4.72m x 2.00m) A spacious room with a dining table and chairs, radiator and an opening to the living room. There are French doors to the garden and a door to the shower room.

Living Room 11' 9" x 10' 9" (3.57m x 3.28m) Including a corner sofa, coffee table, radiator and TV with storage unit.

Shower Room 9' 2" x 4' 7" (2.818m x 1.416m) A useful room benefitting from a close coupled WC, wash hand basin fitted within a vanity storage unit, a shower cubicle, a wall unit housing the gas combination boiler. An obscured window faces the rear.

Utility room An outhouse comprising a roll edge worktop with a stainless steel sink and drainer with mixer tap over and washing machine and dryer under.

Room 2 16' 2" x 11' 8" (4.93m x 3.56m) A large double bedroom with a double bed, two bedside storage units, two double wardrobes, a chest of drawers and a radiator. Two uPVC double glazed windows are to the front aspect.

Room 3 11' 9" x 10' 9" (3.601m x 3.295m) max A good-size double bedroom with a period fireplace, built-in wardrobes with storage over, a further freestanding wardrobe, double bed, bedside storage unit and chest of drawers. A large uPVC double glazed window is to the garden and there is a radiator.

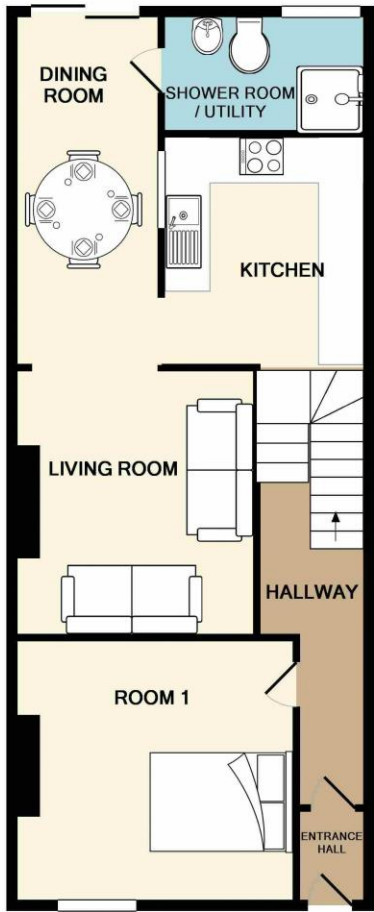
First Floor Shower Room 8' 9" x 4' 9" (2.67m x 1.46m) With part-tiled walls and tiled flooring, this modern room comprises a close coupled WC, pedestal hand wash basin and a shower cubicle. There is also a radiator and an obscure uPVC double glazed window.

Room 4 15' 0" x 12' 0" (4.56m x 3.67m) max Another large double bedroom benefitting from a period fireplace, a double bed, two bedside storage units, a wardrobe, chest of drawers, radiator and a uPVC double glazed window.

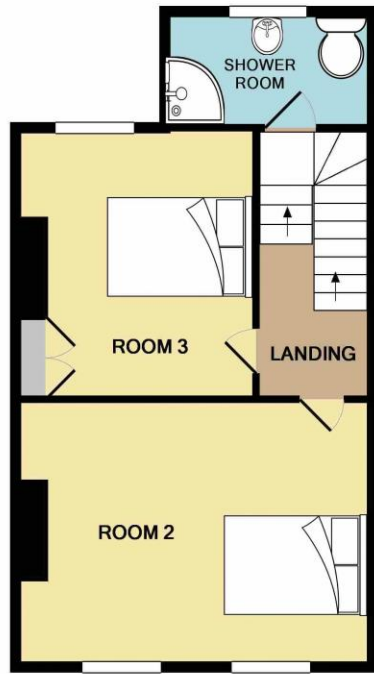
Room 5 12' 8" x 9' 7" (3.85m x 2.93m) A double bedroom furnished with a period fireplace, double bed, bedside storage unit, double wardrobe, chest of drawers, radiator and a uPVC double glazed window.

Courtyard Garden The courtyard garden is fully enclosed and laid with paving for low maintenance.

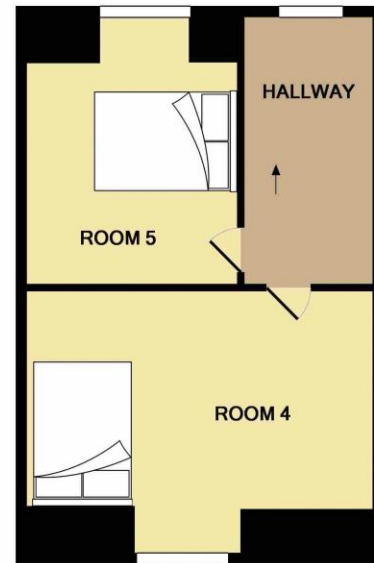




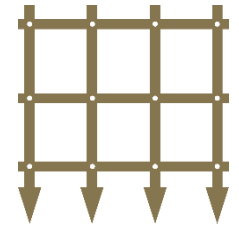
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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