



SOUTHGATE

ESTATES

89 Park Road, Exeter,  
Devon, EX1 2HT

£2,240 *per calendar month*





## 4 Double Bedrooms, Popular Area, Courtyard Garden, Student House, Bathroom & Separate Shower Room, Available 1st September 2025

Four double bedrooms available to rent in this shared student house for 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 four double bedrooms, a lounge, kitchen and separate utility area, as well as a shower room on the ground floor and bathroom upstairs. The property also benefits from a rear courtyard garden.

- Rent £560 per person per month (bills excluded), £2,240 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.southgatestates.co.uk/lettings/>

Entrance & Hallway A door opens to the entrance vestibule, with an internal door to the hallway. This area includes a radiator, stairs to the first floor landing and doors to one of the bedrooms and the living room.

Bedroom 1 A good sized ground floor room with a radiator, built-in wardrobe and a uPVC double glazed bay window to the front aspect.

Living Room With understairs storage, a radiator, obscured glazed doors to the lean-to and an open doorway to the lobby.



Downstairs Shower Room Comprising a low level WC, pedestal wash hand basin and a shower cubicle with Mira shower. A window faces the side aspect.

Kitchen 11' 4" x 9' 4" (3.46m x 2.86m) max A fitted kitchen with a range of matching wall and base units, roll-edge worktops, tiled splashback and a stainless steel sink and drainer unit with mixer tap over. Appliances include an oven with an electric hob and extractor hood over and a dishwasher. There is also a radiator a uPVC double glazed window to the garden and a door to the lean-to.

Lean-To 15' 8" x 4' 7" (4.80m x 1.40m) A useful room with a washing machine and a door to the garden.

Stairs & Landing Doors provide access to the bathroom and the 3 remaining bedrooms.

Bedroom 2 14' 7" x 11' 2" (4.44m x 3.4m) A spacious double bedroom featuring a cast iron fireplace with wood surround, built-in wardrobe, vanity unit with inset bowl sink and tiled splashback, a radiator and a uPVC double glazed bay window to the front aspect.

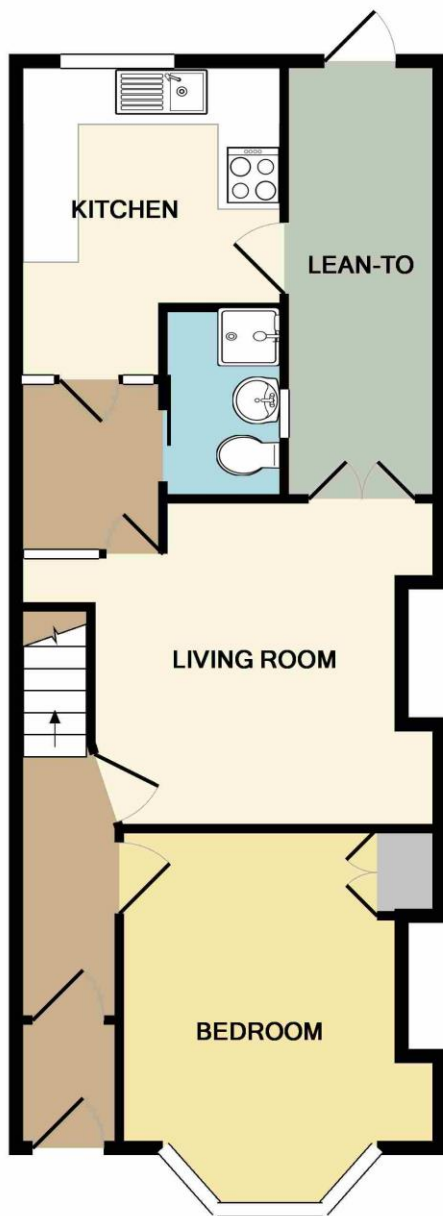
Bedroom 3 11' 3" x 9' 3" (3.44m x 2.82m) A double bedroom with built-in wardrobe into the alcove, a radiator and a uPVC double glazed window to the rear aspect.

Bathroom Comprising a low-level WC, a bath with shower over, radiator, tiled walls and a window to the side aspect.

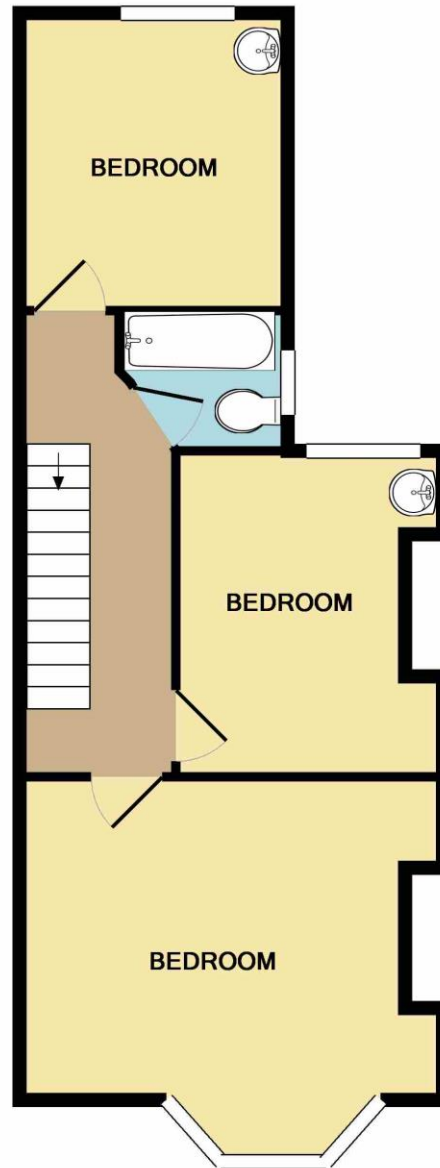
Bedroom 4 10' 2" x 9' 3" (3.11m x 2.82m) A good sized double bedroom with a radiator, vanity unit with inset bowl sink and tiled splashback. A uPVC double glazed window faces the rear aspect.

Garden A good sized, fully enclosed rear courtyard with gate providing access to the pedestrian path behind.





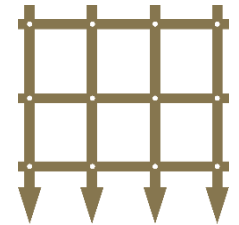
GROUND FLOOR



1ST FLOOR

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



[www.tpos.co.uk](http://www.tpos.co.uk)

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