

Double Bedroom, Bills included, Furnished, Shared House, Available Now, Garden, Excellent Location

A furnished double bedroom within a shared four bedroom house, with bills included. Situated along the popular Pinhoe Road, the property is just a short distance from a number of nearby amenities, including cafes, bars, convenience stores and parks, as well as Exeter's city centre. The property features an enclosed garden to the rear, and the shared accommodation consists of an entrance hallway, a lounge, kitchen, shower room and lean to on the ground floor. Upstairs includes the bedroom and a further shared bathroom.

Bedroom

Situated on the first floor of the property, this double bedroom enjoys a window to the rear aspect overlooking the garden. The room is furnished, and the furniture comprises a double bed, bedside table, a desk, chest of drawers and a double wardrobe.

Communal Areas

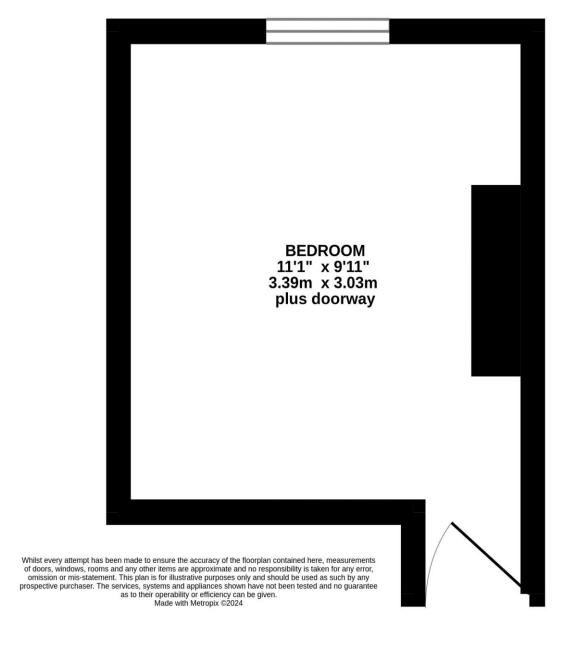
The communal areas within the property include a lounge located to the front of the house offering various seating areas and a television, a spacious kitchen diner with ample wall and base unit storage and a range of appliances, a downstairs shower room, and a lean to opening to the garden. Upstairs is a shared bathroom which is located next to this room.

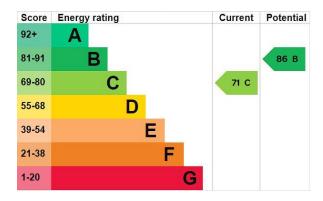
- Council Tax Band C.
- Single Occupancy Only.
- No Pets/Smokers.
- Minimum 6 Month Let.
- Subject to Referencing and Affordability checks.
- A Holding Deposit of one week's rent will be requested to reserve the property.
- A Tenancy Deposit of 5 weeks' rent will be required should an application be successful.

For full details of charges and fees please visit our website: https://www.southgateestates.co.uk/lettings/



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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

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