



SOUTHGATE

ESTATES

*Room 4, 120, Pinhoe Road,  
Exeter, Devon, EX4 7HJ  
£550 per calendar month*

## 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/>





# FIRST FLOOR



**BEDROOM**  
**11'1" x 9'11"**  
**3.39m x 3.03m**  
**plus doorway**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

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.

**Southgate Estates**

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