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88 Bonhay Road, Exeter, Devon, EX4 4BL



SOUTHGATE
ESTATES

£3,150

*per calendar month
(whole property)*





88 Bonhay Road

A spacious five bedroom student let situated in the popular St Davids area, available for the academic year 2026/2027. The property is within close proximity to a number of amenities, including St Davids train station, various pubs, and convenience stores. In addition, Streatham Campus is just under a mile's walk from the property, along with St Lukes Campus approximately 1.3 miles walk away.

The internal accommodation briefly consists of five bedrooms which are all good-sized doubles, and shared accommodation includes a living room, a kitchen diner and two shower rooms, along with an enclosed garden to the rear.

- Rent £3,150 per month, £630 per person per month (bills excluded), approximately £724 for the whole property per week, and approximately £145 per person per week.
- 11 Month Tenancy
- EPC: C
- 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 four 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/>





Ground Floor The front door opens to the entrance hallway which provides access to the first bedroom and the living room, with stairs rising to the first floor. Bedroom one is well-proportioned and features a bay window to the front aspect. The shared living room allows access to the rear garden with French doors leading outside, as well as a door into the kitchen diner. This space contains a range of wall and base units with fitted worktops, plus a sink and drainer unit with a mixer tap over, and various appliances. A window faces the rear and side aspects, and a door opens into the garden.

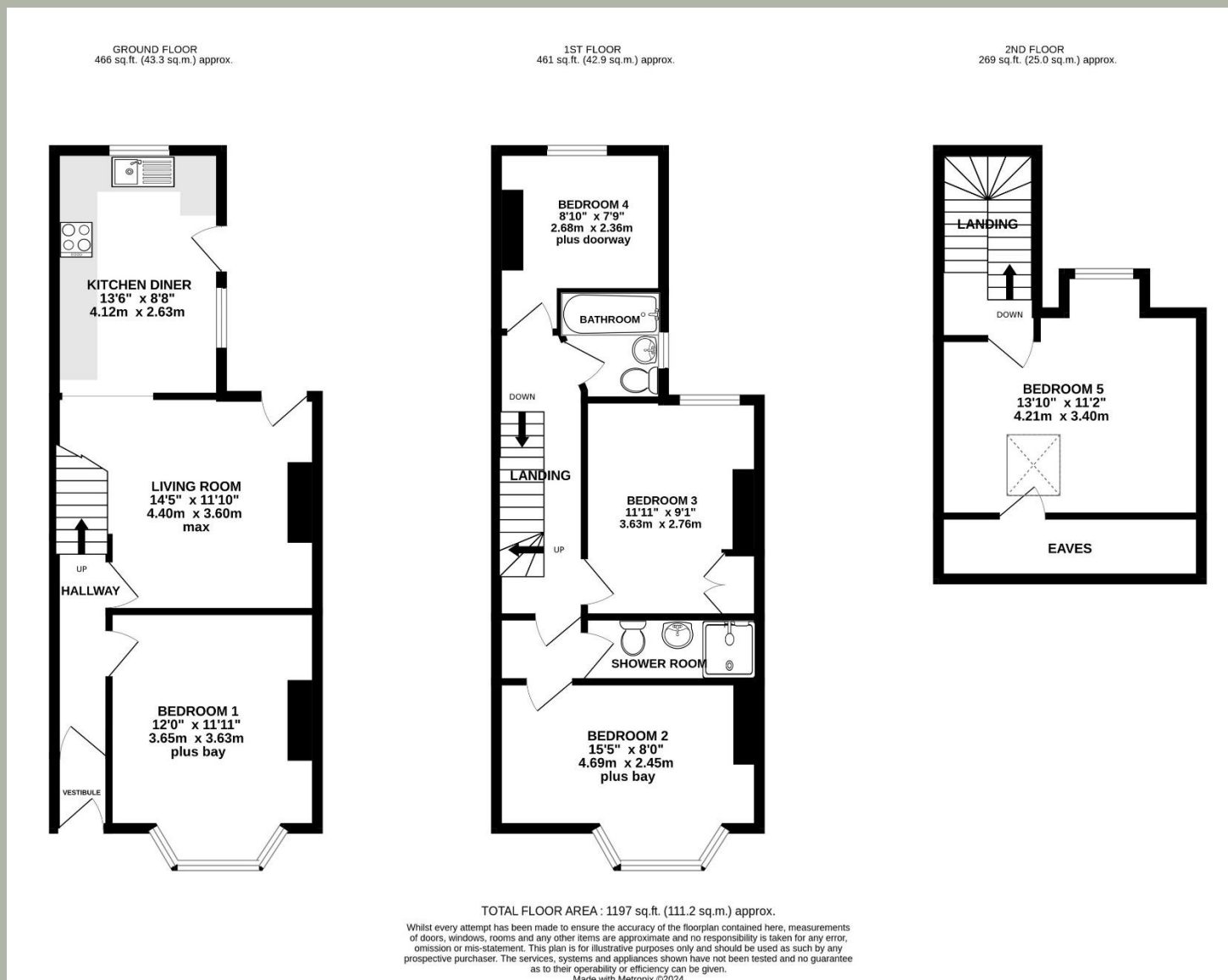
First Floor To the first floor are a further three of the double bedrooms, along with a shared bathroom, as well as a further shower room. Stairs rise to the second floor landing.

Second Floor The second floor accommodates the remaining double bedroom, with storage into the eaves, a skylight to the front aspect and a window to the rear overlooking the park.

Outside To the rear of the property is an enclosed garden which is mainly laid to gravel, with a gate allowing pedestrian access to the rear.

- *5 Double Bedrooms*
- *Terraced House*
- *Enclosed Garden*
- *Academic Year 2026/27*
- *Student House*
- *Close to Amenities*





Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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 or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord 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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