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18 Lower Avenue, Exeter, Devon, EX1 2PR



SOUTHGATE
ESTATES

£2,300

per calendar month





18 Lower Avenue, Exeter

A four bedroom student property available for the 2025/26 academic year. The property is ideally situated just a short distance from St Luke's Campus, as well as Heavitree's high street with convenience stores, pubs and the popular Pleasure Grounds. Exeter's city centre is also nearby with a range of high street shops, eateries and entertainment facilities.

The internal accommodation consists of four bedrooms across the ground and first floors, along with a good-sized living room, a modern kitchen and a bathroom. Externally, the property includes an enclosed garden with access to a store room with space for appliances, and an outside WC.

- Rent £600 per person per month for the 3 larger rooms, £500 for the single room (bills included), £2,300 for the whole property per month.
- 11 Month Tenancy (or 12 Month if required).
- 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/>





Ground Floor The front door opens to the entrance hallway which provides access to the living room, kitchen and one of the bedrooms. The living room is situated to the rear and features a door leading out to the rear garden, and ample seating, with a flat screen television. The kitchen contains a range of matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit. Integrated appliances include a double oven with an electric hob and extractor hood over, plus a tall fridge freezer. A door opens out to the garden. The double bedroom on this floor is well-proportioned and features a box bay window to the front aspect.

First Floor Stairs rise to the first floor landing which accommodates the remaining three bedrooms, two of which are doubles, with bedroom two featuring a box bay window to the front aspect. There is also a bathroom on this floor.

Garden Doors open out to the pleasant enclosed rear garden which features a patio area with a table and chairs for seating with a path leading to the rear, where there is a gate allowing separate access. The remainder of the garden is laid to lawn. Access is provided to the outside WC and store room which allows space for a washing machine and a tumble dryer.

- *4 Bedrooms*
- *Enclosed Garden*
- *Student House*
- *Academic Year 2025/26*
- *Close to St Luke's Campus*
- *Modern Kitchen*

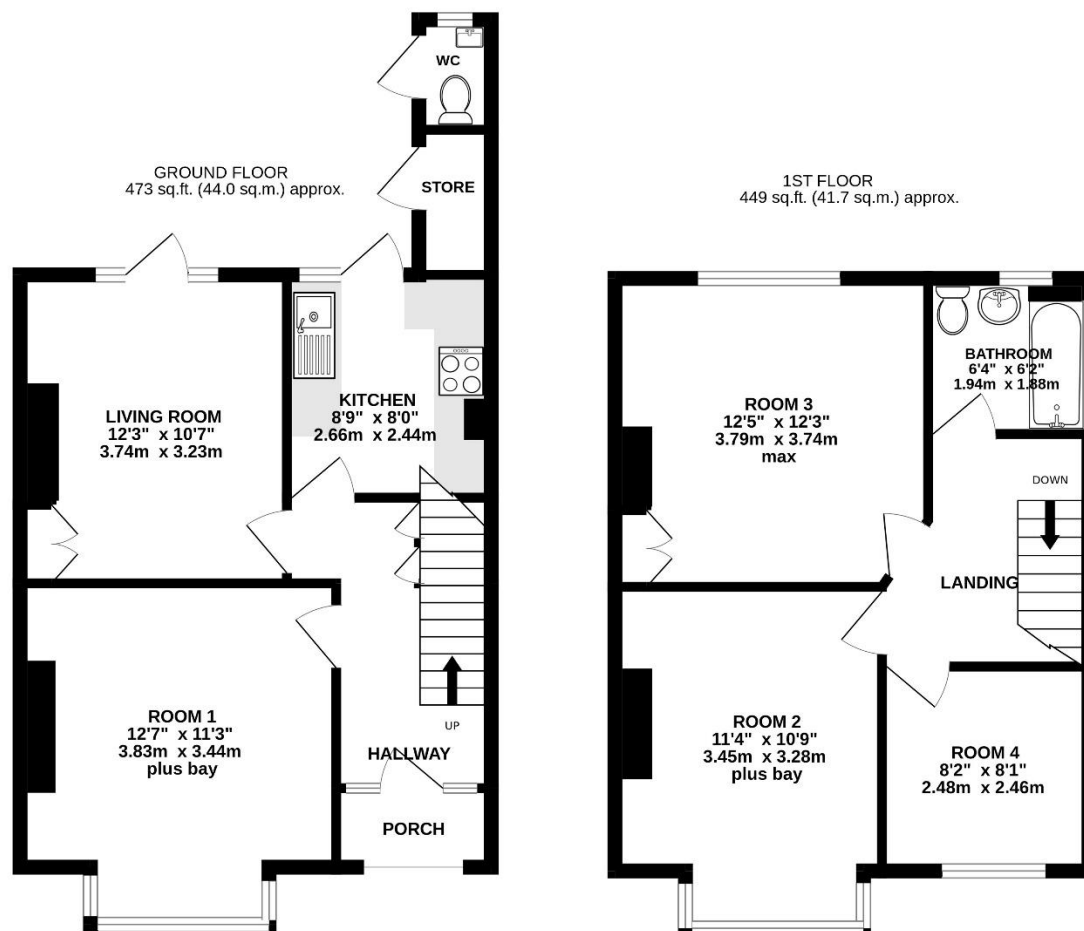


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



www.tpos.co.uk



TOTAL FLOOR AREA: 923 sq.ft. (85.7 sq.m.) approx.

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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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.



SOUTHGATE
ESTATES

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