



74 Athelstan Road, Exeter
£3,500 PCM



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Exeter

Spacious five-bedroom furnished student house on Athelstan Road, close to Exeter campuses and city centre. Two bathrooms, large kitchen, rear garden. £700pppm, bills option available. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Kitchen / diner

19' 8" x 8' 9" (6.00m x 2.66m)

A spacious kitchen/breakfast room featuring three double-glazed windows, providing plenty of natural light. The kitchen is fitted with a good range of wall and base units, roll-edged worktops and tiled flooring. Appliances include an electric double oven, gas hob, washing machine, fridge and freezer. A double-glazed door leads directly to the rear garden, making this a practical space for shared student living.

Bedrooms

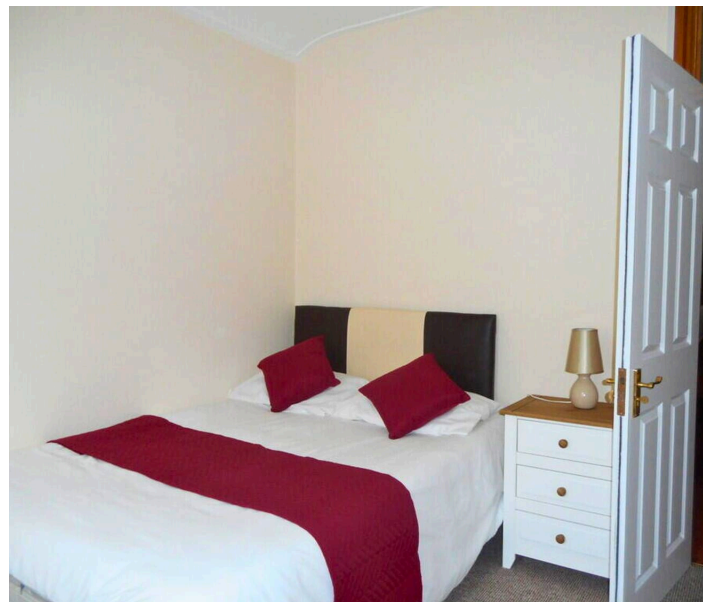
11' 11" x 9' 6" (3.63m x 2.90m)

The property offers five furnished bedrooms arranged over the first and second floors, providing accommodation for a group of students sharing. The rooms vary in size and features, with several benefiting from built-in wardrobes, bay or sash windows, radiators and individual TV and internet points. Curtains are fitted to a number of the windows, and the varied layout provides a choice of spaces for studying, relaxing and sleeping.

Living room

11' 7" x 11' 4" (3.54m x 3.45m)

A welcoming living room featuring a bay sash window to the front, an ornamental fireplace with a wooden surround and a radiator. With curtains, a TV point and power points, this provides a comfortable communal space for relaxing and spending time with housemates.



Bathroom

The property benefits from a bathroom fitted with a white suite, chrome fittings, a shower attachment over the bath and a separate shower cubicle. The room also includes a window, radiator and vinyl flooring. There is an additional en-suite shower room with a separate WC, as well as a further downstairs WC, offering added convenience for a five-bedroom student household.



GARDEN

To the rear of the property is a paved garden area, with steps leading to a further paved section surrounded by a variety of shrubs. The outdoor space provides a practical area to enjoy some fresh air, relax during the warmer months or make use of the rotary washing line.

ON STREET



Ground Floor

Approx. 51.8 sq. metres (557.1 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.3 sq. feet)



Second Floor

Approx. 22.4 sq. metres (241.2 sq. feet)





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