



Pennsylvania Road, Exeter, EX4 6DT

£450 Per Week



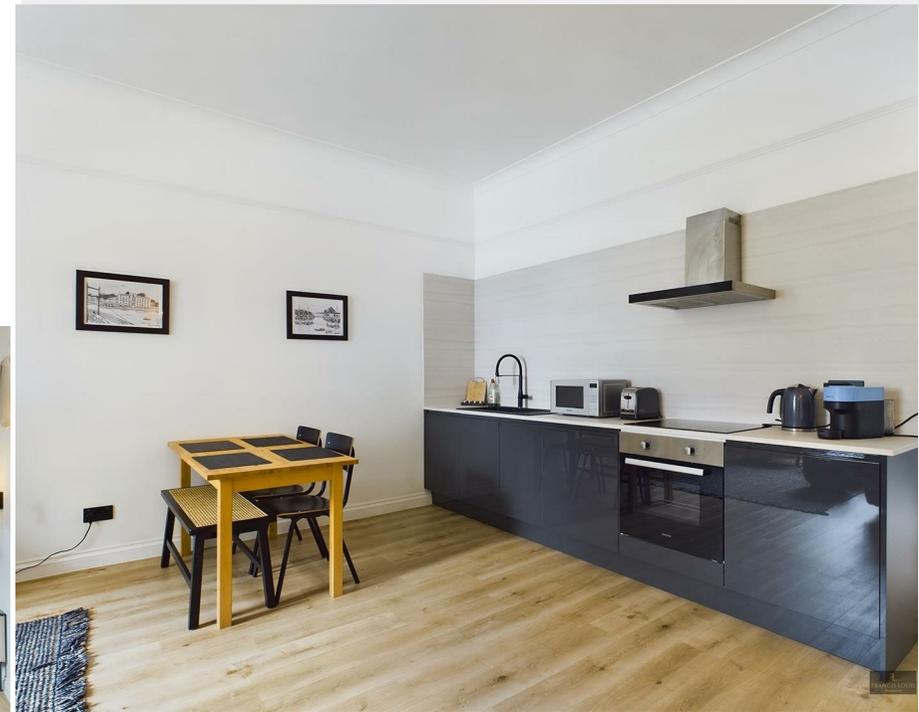
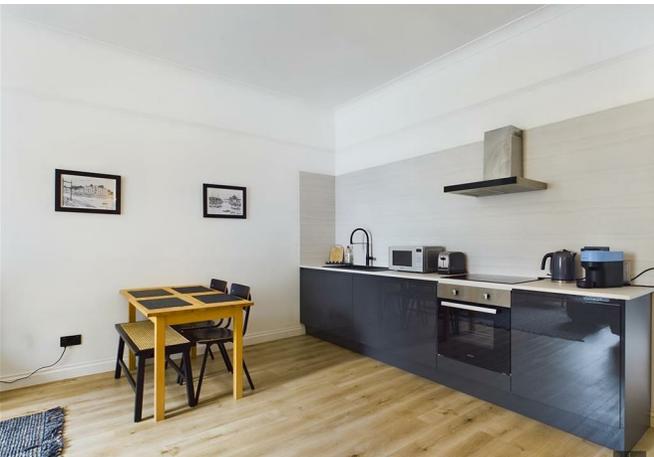
£450 Per Week

Pennsylvania Road

- Exeter, EX4 6DT
- 2 double bedrooms
- parking
- fully renovated
- within a 2 minute walk to the uni

A stunning two bedroom ground floor garden apartment that is situated in a small block of 6 apartments and is located very close proximity to the University with direct access via a private pathway. The property benefits from an open/plan lounge/kitchen/dining room, a bathroom and allocated parking for one car. The property is available from the ~~holding deposit~~ **holding deposit** September 2026.

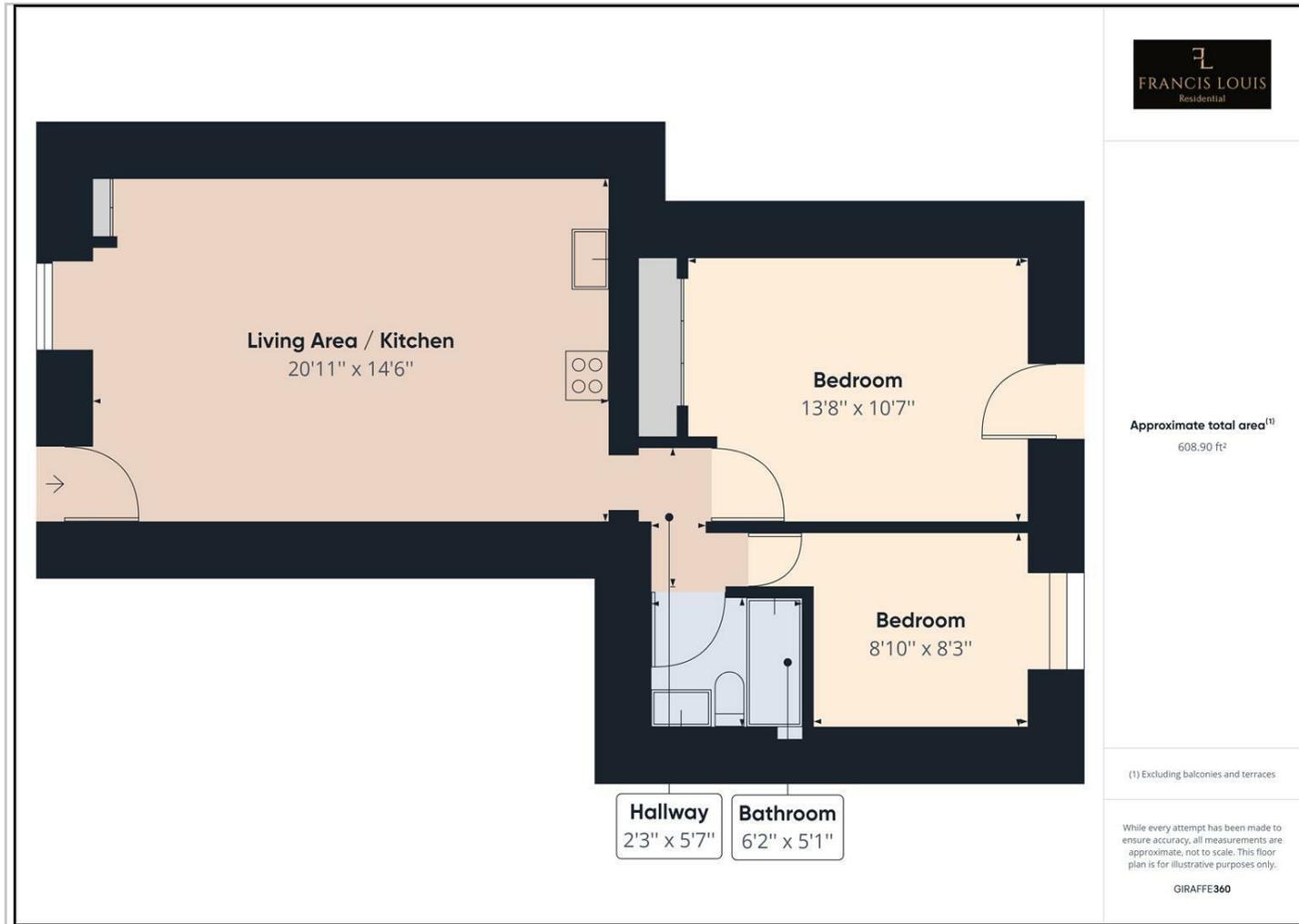
If you are interested in this property, it can be reserved by paying a holding deposit. If you pay a holding deposit, then a tenancy agreement must be entered into within 15 days, subject to both your and the landlord's right to decide not to go ahead with the tenancy. The holding deposit will be equal to 1 week's rent and will be credited against the first month's rent if a tenancy agreement is signed. The holding deposit will be non-refundable in the following circumstances: (1) if you cannot prove your Right to Rent; (2) if you provide false or misleading information; (3) if you decide not to proceed with the tenancy; or (4) if you do not take all reasonable steps to enter into the tenancy. Please contact a member of staff for complete information about treatment of the holding deposit.



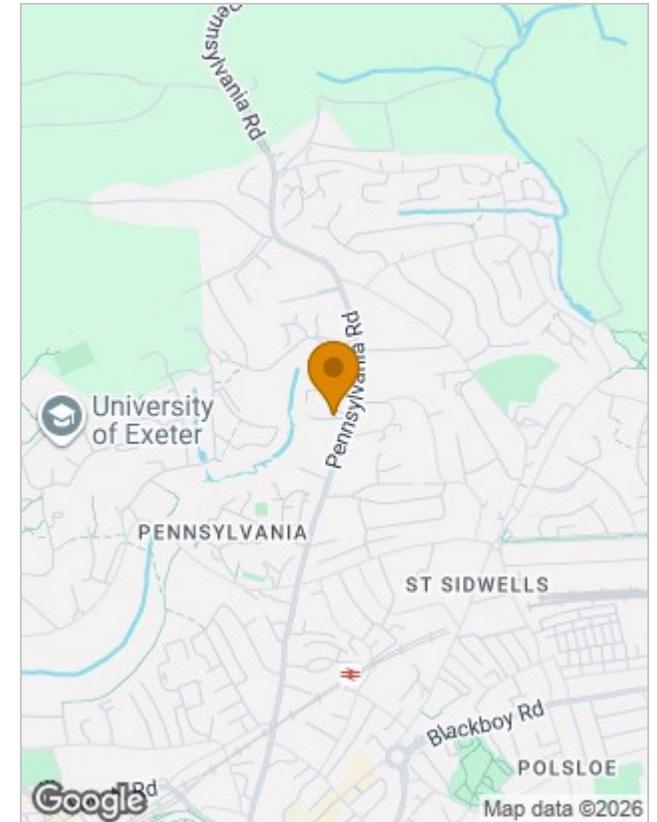




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Francis Louis Lettings Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.