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22 Mont Le Grand, Exeter, Devon, EX1 2PA

SOUTHGATE ESTATES

£2,950

whole property per month







22 Mont Le Grand

A well-presented four bedroom student let for the academic year 2027/28, situated in an excellent position for access to both St Lukes Campus and the RD&E Hospital. The property offers four double bedrooms across three floors, with an en suite cloakroom to the top floor room, as well as two further shower/bath rooms, an open-plan kitchen diner, a separate living room and an additional study room. Outside, there is a low-maintenance enclosed garden to the rear with access to a pedestrian lane behind, and a store cupboard which could be used for bikes etc.

The property is situated approximately 0.4 miles from St Lukes Campus and 0.7 miles from the RD&E Hospital. Heavitree's high street is also just a short distance away, offering various shops, cafes and pubs, as well as the popular Heavitree Pleasure Grounds. Regular buses lead to Exeter's city centre with many high street shops, bars and restaurants for entertainment.

- Rent £737.50 per person per month, £2,950 for the whole property per month.
- Available from August 2027
- 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.southgateestates.co.uk/lettings/





Ground Floor The front door opens to the entrance vestibule and hallway which provides access to the living room, kitchen diner and one of the bedrooms, along with stairs to the first floor. The living room is a good-sized reception room featuring a bay window to the front aspect and attractive period features, providing a pleasant social space. The open-plan kitchen diner is well-proportioned and contains a range of matching wall and base units with fitted worktops, a tiled splashback and a Belfast sink with a mixer tap over. Appliances include an oven with an electric hob, a freestanding American style fridge freezer, a washing machine and a dishwasher. Windows face the rear and side aspects and a door opens out to the garden. The bedroom on this floor is a double room which enjoys direct access out to the garden with French doors at the rear.

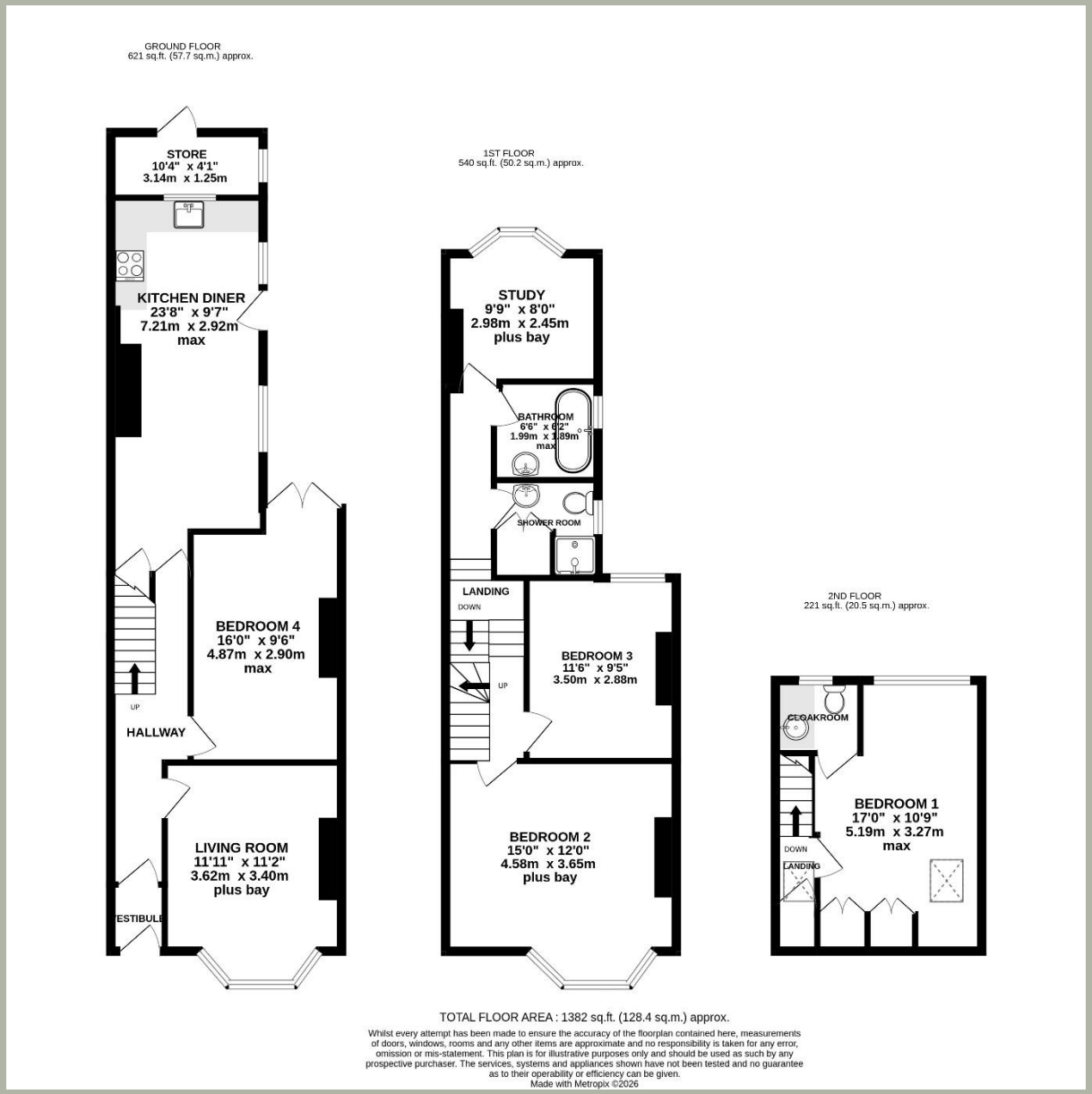
First Floor Stairs rise to the first floor landing which accommodates two more bedrooms, the bathroom, shower room and study. The largest of the bedrooms is a sizeable double featuring a bay window to the front aspect, the other room on this floor is a further double room with a window to the rear aspect. There is a separate study to the rear which features a fitted desk unit and a bay window overlooking the garden. The bathroom comprises an impressive roll-top bath, a wash basin with a mixer tap over and a vanity unit below, plus a frosted window to the side aspect. There is an additional shower room which incorporates a shower cubicle, a close-coupled WC, a wall-mounted wash basin and a built-in cupboard. A frosted window faces the side aspect.

Second Floor Bedroom 1 is located on the second floor and enjoys a window to the rear aspect with far-reaching views, as well as built-in cupboards providing ample storage space. A door opens to the en suite cloakroom which includes a close-coupled WC, a wash basin with a mixer tap over set on a wooden countertop with a cupboard below. A window faces the rear aspect.

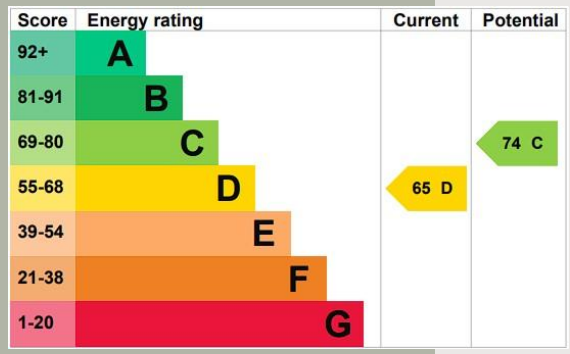
Garden Doors open out to the enclosed rear garden which is mainly paved, offering a pleasant low-maintenance outside space for seating. There is also a store which could be used for bikes or other storage, as well as a gate to the rear allowing pedestrian access.

- *Student Let*
- *Academic Year 2027/28*
- *4 Double Bedrooms*
- *Enclosed Garden*
- *2 Bath/Shower Rooms*
- *Close to St Lukes Campus*





Energy Performance Rating



The Property Ombudsman

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 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
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