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Room 1, 120, Pinhoe Road, Exeter, Devon, EX4 7HJ

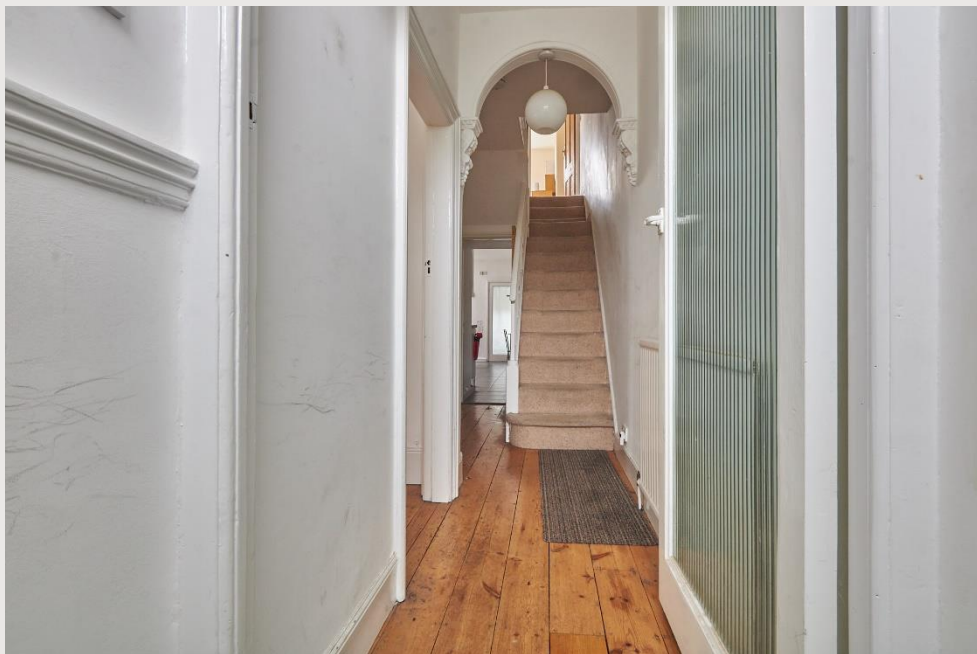


SOUTHGATE
ESTATES

£550

per calendar month





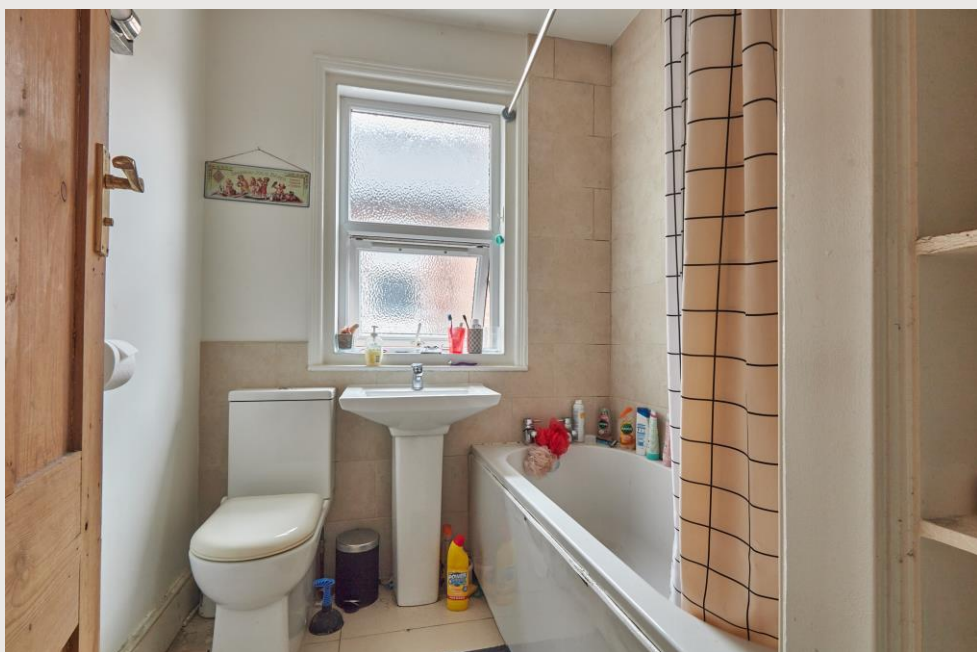
Room 1, 120, Pinhoe Road

A furnished double bedroom within a shared four bedroom house, with bills included. Situated along the popular Pinhoe Road, the property is just a short distance from a number of nearby amenities, including cafes, bars, convenience stores and parks, as well as Exeter's city centre.

The property features an enclosed garden to the rear, and the shared accommodation consists of an entrance hallway, a lounge, kitchen, shower room and lean to on the ground floor. Upstairs includes the bedroom and a further shared bathroom.

- Council Tax Band C.
- Single Occupancy Only.
- No Pets/Smokers.
- Minimum 6 Month Let.
- Subject to Referencing and Affordability checks.
- A Holding Deposit of one week's rent will be requested to reserve the property.
- A Tenancy Deposit of 5 weeks' rent will be required should an application be successful.

For full details of charges and fees please visit our website:
<https://www.southgateestates.co.uk/lettings/>





Bedroom

Situated on the first floor of the property, this double bedroom enjoys a bay window and an additional window to the front aspect. The room is well-proportioned and comes with a selection of furniture, including a double bed, a wardrobe, a chest of drawers and fitted shelving.

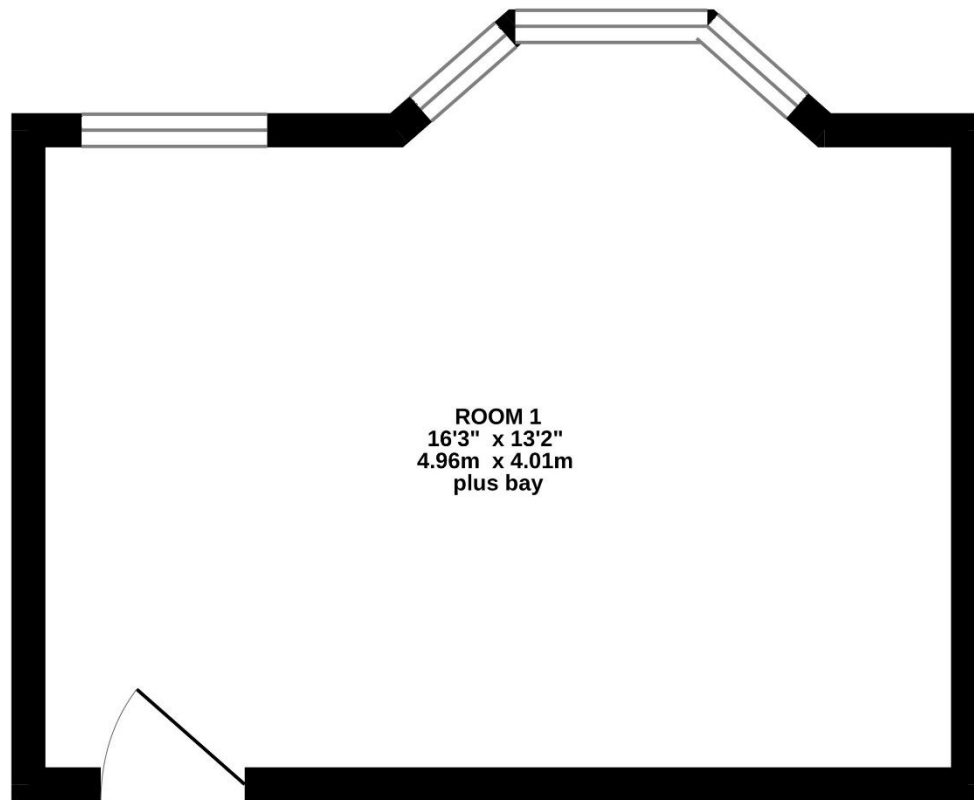
Communal Areas

The communal areas within the property include a lounge located to the front of the house offering various seating areas and a television, a spacious kitchen diner with ample wall and base unit storage and a range of appliances, a downstairs shower room, and a lean to opening to the garden. Upstairs is a shared bathroom and the other occupants' bedrooms.

- *Double Bedroom*
- *Bills included*
- *Furnished*
- *Shared House*
- *Excellent Location*
- *Garden*



FIRST FLOOR



ROOM 1
16'3" x 13'2"
4.96m x 4.01m
plus bay

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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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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SOUTHGATE

ESTATES

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