



Room 2 1a North Street, Heavitree, EX1 2RH

To Let £695 PCM

**robson**  
lettings

Dedicated Lettings & Property Advisers

- Double Furnished Room
- Private Shower Room
- Walking distance to the RD&E hospital
- Private Balcony
- Excellent location in the heart of a thriving community

## THE PROPERTY

Robson Lettings are delighted to offer a choice of 2 bedrooms in this modern house. Situated in the heart of Heavitree this bustling community offers a wide range of amenities and fantastic transport links. Both the RD&E Hospital and Heavitree Hospital are within easy walking distance.

The property has the use of shared communal kitchen / dining space. There is a double bedroom ensuite bedroom is located on the first floor of the house (Room 3) There is also another smaller double bedroom also located on the first floor, with private shower room (not ensuite) and a private balcony for use of the room only (Room 2)

Each room is for single occupancy only.  
Furnished for convenience  
Single occupancy only

Included in the Rent:  
All utility bills (gas, electricity, water rates, council tax) — subject to a fair usage policy  
Superfast broadband  
Regular cleaning of communal areas

The property will be let on a HMO licence for a maximum of 5 people. EER 'D'  
Room 3 - £720 per month  
Room 2 - £695 per month

