



Room 4, 41 Royal Crescent, Exeter, Devon, EX2 7QT  
To Let £670 PCM

robson  
lettings  
Dedicated Lettings & Property Advisers

- Professional Sharers House`
- Two shower rooms
- Rent includes all utilities inc broadband
- Double Bedroom
- Finished to a high standard
- Weekly Cleaner

## THE PROPERTY

We are delighted to offer a spacious double furnished room within this very well presented professional sharers house. Located close to all major road links, the Digby Park and Ride and train station is also close by. A range of amenities including supermarket are also within easy walking distance.

The room is situated on the third floor of the property and has use of shared kitchen / living space, garden and two shower rooms. The rent includes gas, electric, water rates, council tax, broadband and a regular cleaner. It also includes use of a permit parking space.

There is a bike store in the garden.

Available from late October. Room 4 on the floor plan. EER 'C'.

The property is let under a HMO licence for up to 6 people so single occupancy only.

\*\*\*\*\*Please note the photo of the bedroom is an example of the bedroom and not the exact room, the room is room number 4 on the floorplan\*\*\*\*\*

