



Room 4, 114 Magdalen Road, Exeter, Devon, EX2 4TX  
To Let £650 PCM

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## THE PROPERTY

Robson Lettings are delighted to offer a choice of two double bedrooms within this fully renovated professional house share. The property is ideally located within walking distance of the RD&E Hospital, with the amenities of Heavitree also easily accessible on foot.

The house offers a shared open-plan kitchen and living space, providing a comfortable communal area for residents.

Both available rooms are doubles, with one situated on the ground floor and the other on the first floor (Rooms 2 and 4 on the floorplan). All rooms are fully furnished.

On the first floor there are two shower rooms and a separate WC, shared between the occupants.

Each room is available for single occupancy only. The rent is inclusive of utility bills, including gas, electricity, water rates, and council tax, subject to a fair usage policy. Superfast broadband is also provided.

The property is licensed as an HMO for a maximum of five occupants. EPC Rating: D.

Rooms 2 and 4, as shown on the floorplan, are currently available. Permit parking is available 2 per house and would be the tenants responsibility to organise

