



Room 2, 41 Royal Crescent, Exeter, Devon, EX2 7QT
To Let £650 PCM

- Rent inclusive of all utilities
- ALLOCATED PARKING
- Refurbished to a high standard
- Excellent location
- Professional Sharers House
- Spacious Double Room

THE PROPERTY

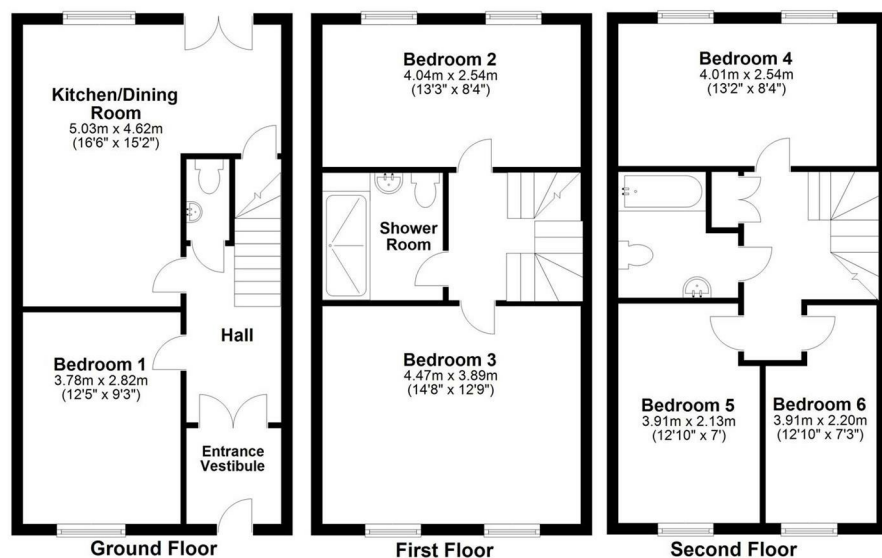
We are delighted to offer a a spacious double furnished room within this very well presented professional sharers house. Located close to all major road links, the Digby Park and Ride and train station is also close by. A range of amenities including supermarket are also within easy walking distance.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

The room is situated on the first floor of the property and has use of shared kitchen / living space, garden. There is a ground floor wc and two shower rooms. The rent includes gas, electric, water rates, council tax, broadband and a regular cleaner. Allocated parking space Bike store in the garden.

Available Mid September. Deposit will be one months rent. EER 'C'

A holding deposit of one weeks rent will be required, this is refundable against the first months rent is payable to reserve the property.

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 may not be the exact room. The room is Room 2 on the floorplan.



Total area: approx. 123.4 sq. metres (1328.4 sq. feet)
41 Royal Crescent, Exeter