



## 54 Richmond Court, Exeter, EX4 3RD

£525 PCM

City centre furnished rooms to rent in professional modern house share. Rent includes all bills, internet plus weekly cleaner for the communal areas. Located just a few minutes walk to Central Station and all city centre amenities with easy access to the University. The accommodation comprises shared kitchen/dining room with built in appliances including dryer and washing machine, sofa and large dining table. The house has five bedrooms, of which three are now available, one having an en-suite shower room. All rooms are furnished with wardrobe, chest of drawers, double bed and bed side table as a minimum. Shared modern bathroom with bath and shower over plus separate downstairs WC. To the rear is a garden laid to gravel with seating area. Further benefitting from double glazing and gas central heating.



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### **Bedroom 1**

Fully furnished room to the ground floor with mirrored wardrobe, double bed, chest of drawers and bedside table. UPVC window to the front aspect.

### **Communal Kitchen/Diner**

Fitted with a range of modern matching wall mounted and base units. Roll edge worktops and tiled surrounds. Inset gas hob with oven under and hood over. Integrated fridge/freezer. Washing machine. Storage cupboard housing dryer. Large dining table and chairs. Sofa. UPVC double glazed french doors with access to back garden with seating area. Laminate flooring.

### **Downstairs WC**

Fitted with a matching white suite comprising low level close coupled wc and corner washbasin with tiled splash. Radiator. Laminate wood flooring.

### **En-suite Bedroom**

Stairs to first floor. Room comprising double bed, wardrobe, matching chest of drawers and bedside table. Desk. En-suite shower room with WC and basin.

### **Bedroom 3**

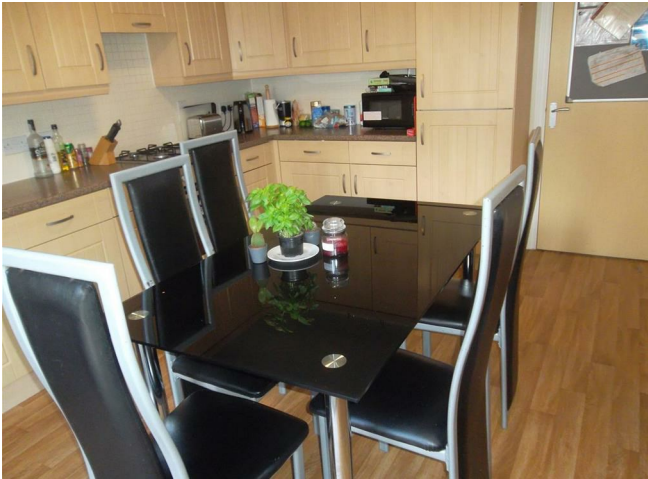
Stairs to second floor. Room comprising double bed, wardrobe, matching chest of drawers and bedside table. Desk and office chair. Arm chair. UPVC glazed door with side aspect and juliet balcony.

### **Bathroom**

Fitted with a matching white suite comprising low level close coupled wc, washbasin and tiled splash. Panelled bath with fitted shower over in tiled recess. Extractor fan. Inset lighting. Radiator.









| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                | 84      | 84        |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                     |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                | 83      | 83        |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |