



NEW NORTH ROAD, DEVON, EX4

£1,500 PER MONTH

DESCRIPTION:

A bright and contemporary second floor, three double bedroom apartment ideally located within a short walk of Exeter City Centre, the University of Exeter, and St David's Station. The property is accessed via a lift and boasts a spacious open-plan living area with access to a private balcony, perfect for modern living. Further benefits include enclosed, allocated parking.

Exeter Lettings | **01392 271177**
lettings.exeter@winkworth.co.uk

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request

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ACCOMMODATION

As you enter, a large hallway features a substantial double cupboard ideal for coats and general storage, a second cupboard housing the meters. and an additional storage cupboard containing the hot water tank. Wi Fi box and entry phone system.

The first bedroom is a comfortable double with a double-glazed window to the side of the building, an electric radiator, and plenty of sockets, making it a versatile and welcoming room.

The main bathroom sits nearby and is fitted with a modern three-piece white suite, including a low-level WC and basin with a triple mirrored cabinet above. The bath is complemented by a brand-new electric shower and screen, while white floor to ceiling tiling and a heated towel rail complete the contemporary finish.

Bedroom two is a larger double with a double-glazed window to the front, space for a wardrobe, and an electric radiator.

The principal bedroom is the largest of the three and offers an impressive amount of space, enhanced by a double-glazed window to the side and a built-in double wardrobe with hanging rail and shelving. This room also benefits from its own en suite, fitted with a three-piece suite including a double shower cubicle, built in storage cupboards, a heated towel rail, mirror, and shaver socket.

The heart of the home is the open plan living and dining area, a bright and sociable space with two sets of double-glazed double doors. One set opens onto a private balcony with artificial grass and room for seating, overlooking the communal area, while the other opens onto a Juliet balcony facing the front. The room is well laid out, with two electric radiators and ample sockets, making it ideal for both relaxing and entertaining.

The kitchen flows naturally from the living space and is fitted with a oven and hob, fridge/freezer, Candy dryer, washing machine, and a stainless-steel sink with drainer and vegetable bowl. A double-glazed window to the front brings in additional light and ventilation.

Sharers of three or more are not permitted due to Article 4 restriction.)

UTILITIES: Mains electric, water & sewerage charges, telecoms services and TV licence are not included in the rent.

AVAILABILITY: August 2026

HOLDING DEPOSIT- 1 Weeks Rent

DEPOSIT: 5 weeks rent



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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