



**15 Church Street, EX2 5EL**

**£3,200 pcm**

# Church Street

5 Bedroom, 2 Bathroom

£3,200 pcm

- HMO
- Five Bedrooms
- Furnished
- Links to Local Amenities
- Close to Public Transport
- Available May 2026



This spacious five-bed HMO is arranged over three floors and offers bright, comfortable shared living, including a welcoming bay-fronted lounge, open dining room and modern kitchen, plus two WCs, a full bathroom and an ensuite. All bedrooms are fully furnished with storage, radiators and blinds or curtains, providing practical, well-equipped accommodation ideal for sharers seeking a convenient and sociable home.

**ENTRANCE HALL** - Porch style opening with doors to Living Room and Kitchen/Diner. Stairs leading to First Floor.

**LIVING ROOM** - 12' 11" x 11' 11" (3.951m x 3.645m) A bright living area featuring a bay window, radiators, power sockets and TV points. The space includes built in shelving, coffee table, brown leather sofas and a curtain pole with curtains.

**DINING ROOM** - 9' 10" x 12' 4" (2.998m x 3.767m) A versatile dining room offering open access to the kitchen, with built-in storage including shelving and cupboards. The space is furnished with a wooden table and chairs, and features a radiator, TV bracket and power sockets.

**KITCHEN** - 7' 8" x 7' 0" (2.345m x 2.143m) Cream floor and wall cabinets with stainless steel handles and black effect countertops, an electric hob with a fan oven beneath, and an extractor fan above with a red tiled splashback. There is a stainless-steel sink with mixer tap, with a double-glazed window above. Freestanding fridge freezer and washing machine.

**WC** - Low Level white WC with handle flush. Window to the rear.

## FIRST FLOOR

**BEDROOM 3** - 7' 3" x 11' 11" (2.210m x 3.642m) A double bedroom featuring a sash window with a fitted blind, power sockets, radiator, chest of drawers, wardrobe, mirror and shelves.

**BEDROOM 2** - 9' 2" x 8' 3" (2.803m x 2.521m) A spacious double bedroom with a bay window to the front of the property with curtains. Shelving and hanging space, chest of drawers, a bedside lamp, power sockets, and a radiator.

**BATHROOM** - A modern bathroom featuring a glass screen shower with shower head over and a tiled surround. It includes a pedestal sink with a mirror above and a low-level push-flush toilet positioned beneath a mirrored medicine cabinet. The room is finished with wood-effect flooring and a radiator.

**BEDROOM 1** - 8' 10" x 9' 10" (2.699m x 3.001m) A well-sized single bedroom with a feature fireplace, a radiator, power sockets, and a rear-facing sash window, free standing wardrobe and integrated storage cupboard.



**SECOND FLOOR**

**BEDROOM 4** -9' 11" x 9' 3" (3.025m x 2.844m) A double bedroom with a window to the rear. Clothes rail, bedside table and chest of drawers. Integrated shelving, radiator and sockets.

**WC** - Lower-level white ceramic toilet with wall push flush and small ceramic sink with stainless steel mixer tap with a mirror above.

**BEDROOM 5** -16' 0" x 12' 11" (4.886m x 3.944m) A great double size bedroom in the eves of the property with a window to the front of the property, with a fitted blind. Radiators, sockets and hanging rail, chest of drawers and a bedside table. Door to-

**ENSUITE** - A modern shower room, featuring a glass-enclosed shower with tiled surround, a white ceramic pedestal sink with mirror above, and a low-level toilet with a push flush. The space includes wood-effect flooring, a stainless-steel towel rail and shave point to light.

**SERVICES -**

- Information provided by the landlord-
- BROADBAND**-Potential to connect to Openreach and Virgin Media in the area.
- PARKING**- No Parking.
- SERVICES**- Gas mains, water mains and electric mains.
- COUNCIL TAX**- D

**TENANCY INFORMATION -**

The property will be available for rent from May 2026, with a periodic tenancy agreement at £3,200 per calendar month (excluding bills).  
 To secure your application for this desirable property, a holding deposit of £738 is required. Once you pass the referencing process and sign the tenancy agreement, we shall apply the holding deposit toward your first month's rent.  
 Prior to moving in, a deposit of £3,692 and the first month's rent must be paid.  
 All tenants and guarantors are subject to satisfactory referencing and credit checks before the tenancy can commence.  
 Please remember that descriptions and measurements are intended for guidance only they do not constitute part of any contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		