



SOUTHGATE

ESTATES

*Flat 3, 2, College Road,
Exeter, Devon, EX1 1TE
£800 per calendar month*



One Double Bedroom, Open Plan Living Space, First Floor Flat, Close to Amenities, Sought-After Location

A well-presented first floor flat located in the sought-after area of St Leonards. The internal accommodation briefly consists of a large entrance/utility space, an open-plan living space, a double bedroom and a shower room. The flat is situated within close proximity of the popular independent shops and eateries of Magdalen Road, as well as Bull Meadow Park, GP surgeries and convenience stores. In addition, Exeter's city centre and the quayside are also just a short distance from the flat, offering a wide variety of high street shops and other entertainment venues.

- Council Tax Band A
- No Pets
- No Smokers
- Minimum 6 Month Let
- Subject to Referencing and Affordability Checks
- A Holding Deposit of one week's rent will be requested to reserve the property.
- A Tenancy Deposit of 5 weeks' rent will be required should an application be successful.

For full details of charges and fees please visit our website:
<https://www.southgatestates.co.uk/lettings>

Entrance/Utility Space The front door opens into the entrance/utility area where there are a number of base units with fitted worktops, a tiled splashback and a washer dryer below. A window faces the side aspect and doors open to the shower room and living space.

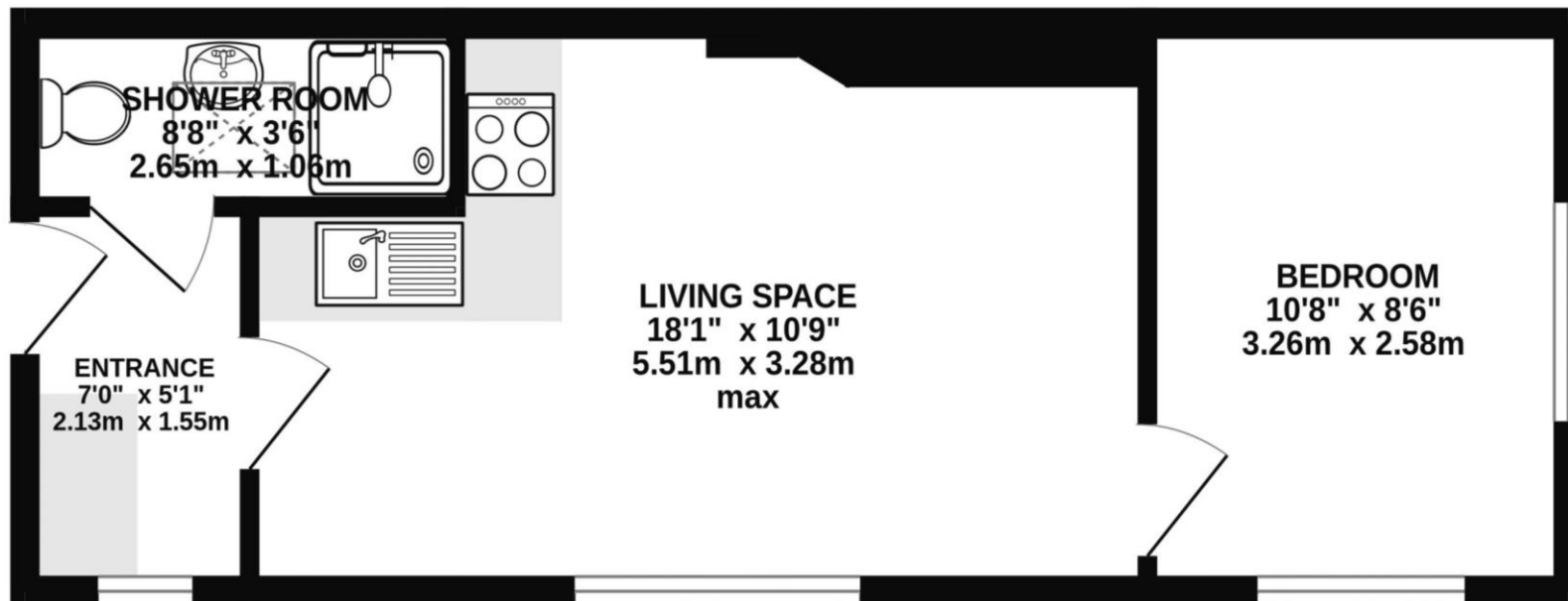
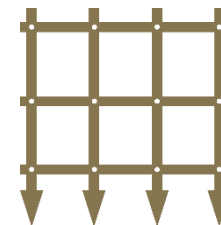
Open Plan Living Space A well-proportioned living space with a kitchenette area containing a range of matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit. Appliances include an oven with an electric hob and extractor hood, a fridge with an ice box and a dishwasher. A window faces the rear aspect and a door opens into the bedroom.

Shower Room A modern shower room comprising a close-coupled WC, a wash hand basin and a full-width shower cubicle. There is also a Velux skylight in the vaulted ceiling.


Bedroom Dual aspect, double bedroom with uPVC double glazed windows to the rear and side. This room also has an electric radiator and TV point.



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	69	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



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Note: these particulars are not to be regarded as part of a contract. None of the statements made in these particulars are to be relied upon as statements or representation of fact. Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/landlord does not make or give, and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to this property.

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