



SOUTHGATE

ESTATES

9 Augusta Court, Market Street,
Exeter, Devon, EX1 1DL
£1,595 per calendar month



Excellent Views, Suitable for Professionals or Students, Open-Plan Living Space, Top Floor Apartment, City Centre Location, 2 Double Bedrooms

Ideal for working professionals that require city centre living. A top floor flat, accessed via a lift from a communal hallway with two large double bedrooms, one with en-suite, a spacious open-plan living room with stunning bay window, separate kitchen and further bathroom.

With views to the Cathedral at the front and across the city to the rear this property offers luxury and spacious accommodation.

Just a short walk to Exeter Central Station and Exeter's Historic Quayside.

- Council Tax Band: C
- No Smokers.
- No Pets.
- Suitable for Professionals or Students.
- 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 Hallway Accessed via a lift or stairs on the top floor into a spacious hallway with doors to the living room, kitchen, two double bedrooms, bathroom and cupboard. There is also an intercom phone.

Living Room 17' 2" x 12' 1" (5.22m x 3.68m) + 8' 11" x 10' 4" (2.72m x 3.15m) plus box bay A very light and generous living space with views to the Cathedral. There is an ample room for dining and living furniture and several windows to the front and side including a box bay window with window seat and a skylight.

Kitchen 11' 1" x 7' 7" (3.37m x 2.32m) A spacious kitchen with matching base units, a gas hob and electric oven with extractor hood over, a stainless steel 1.5 bowl and drainer unit. Appliances include a tall fridge freezer, a washing machine and a dishwasher. There is also a skylight with Cathedral views.

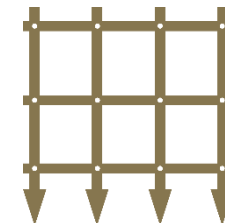
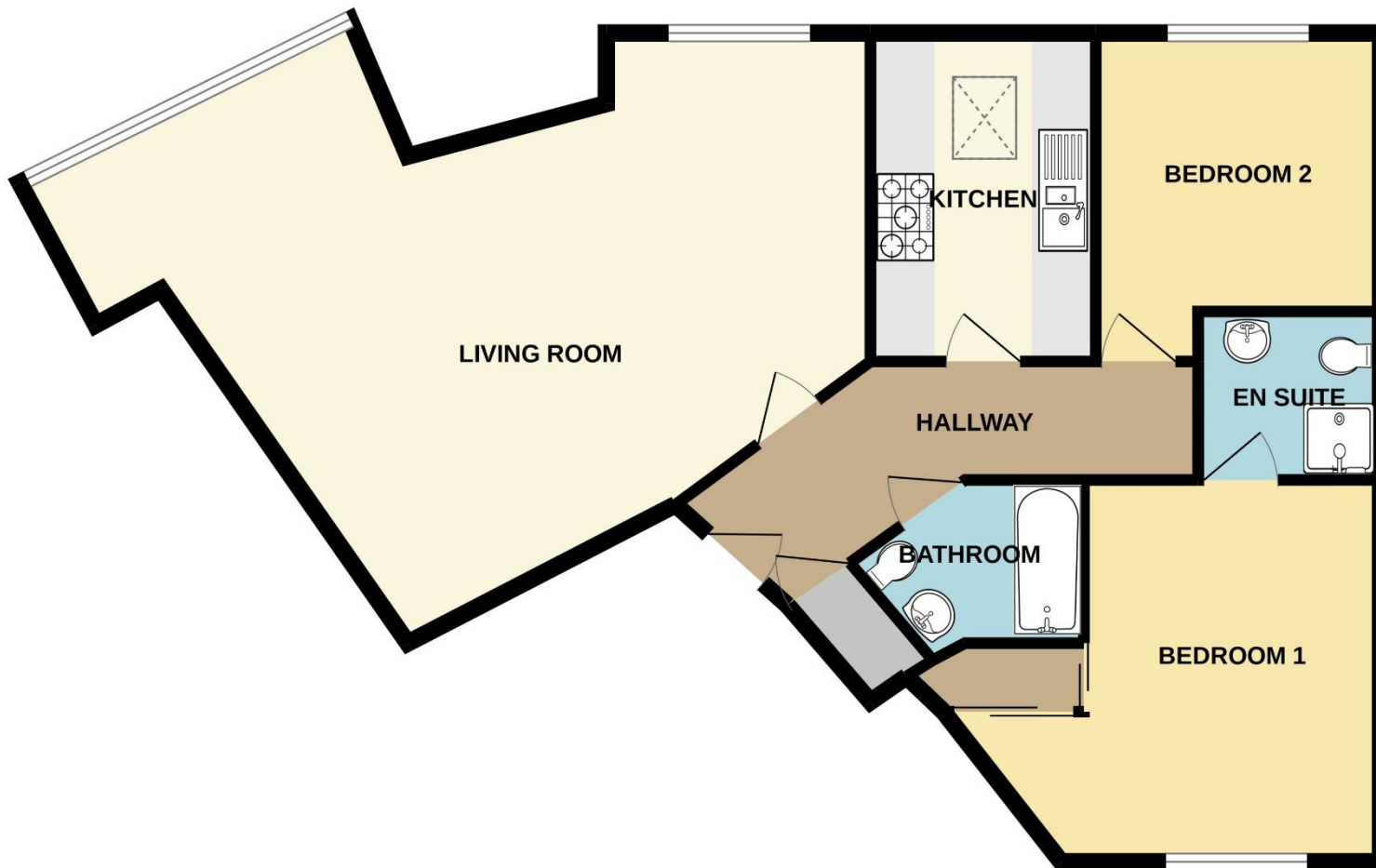
Bedroom 1 & En Suite 14' 9" x 12' 11" (4.5m x 3.93m) (plus en-suite) Large double bedroom with en-suite shower room and built in storage. A big window to the rear aspect with views over the city and south to the hills. Fully tiled en-suite with shower cubicle, WC and sink.

Bathroom 5' 5" x 3' 11" (1.65m x 1.2m) + 4' 11" x 3' 11" (1.5m x 1.2m) Fully tiled bathroom with bath, sink and WC.

Bedroom 2 9' 7" x 9' 5" (2.93m x 2.86m) plus doorway A further double bedroom with window to the front towards the Cathedral.



TOP FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



www.tpos.co.uk

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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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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