



SOUTHGATE

ESTATES

17c Ivy Lodge, North Street,
Exeter, Devon, EX4 3QS
£1,495 *Per Calendar Month*



2 Double Bedrooms, Furnished Flat, Well-Presented, Private Balcony, Communal Courtyard Garden, Central Location



Ideal for students that require city centre living. Two equal double bedrooms, a modern bathroom and spacious open-plan living space. With a private balcony and communal courtyard to the front, this property offers luxury accommodation.

Each bedroom is furnished with a double bed, desk and chest of drawers.

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

- Council Tax Band: A.
- No Smokers.
- No Pets.
- Minimum 11 month let for 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 & Landing. The front door opens to the entrance hall where stairs rise to the first floor landing. Doors provide access to the open-plan living space, the bathroom and two bedrooms and there is also an electric heater.

Open-Plan Living Space 17' 2" x 15' 4" (5.24m x 4.67m) A good-sized living space with the kitchen area containing a range of matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Appliances include an oven with an electric hob and extractor hood over, a dishwasher, a washing machine and a tall fridge freezer. The lounge/dining area benefits from a door opening out to the balcony, a uPVC double glazed window to the front aspect and an electric heater.

Bedroom 1 13' 5" *narrowing to 4' 5" x 13' 1" (*4.10m x 4.0m) A double bedroom with the advantage of a built-in cupboard over the stairs, an electric heater and a uPVC double glazed window to the front aspect.

Bathroom 6' 11" x 5' 3" (2.10m x 1.60m) min Comprising a close-coupled WC, a pedestal wash basin with a mixer tap over and a bath with a mixer tap and Mira shower over. There is also a heated towel rail, an extractor fan, a shaver socket and part-tiled walls.

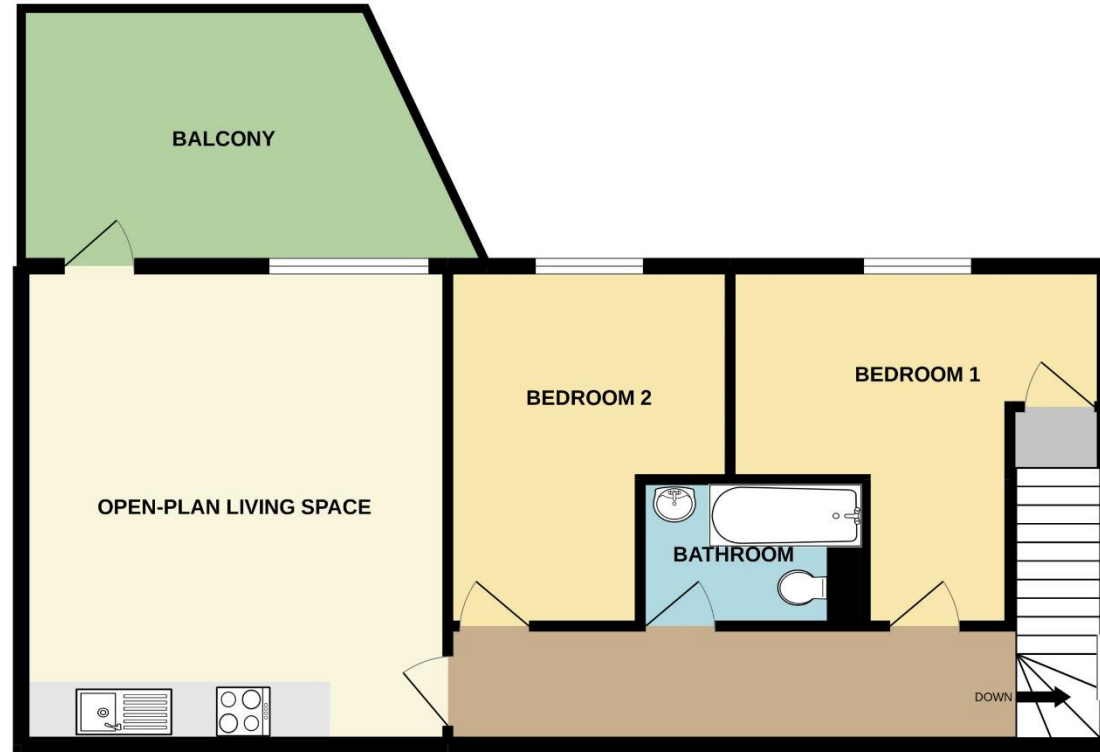
Bedroom 2 13' 1" x 10' 2" *narrowing to 6' 11" (4.0m x *3.09m) Another double bedroom featuring an electric heater and a uPVC double glazed window to the front aspect.

Balcony & Communal Courtyard The flat has the advantage of it's own balcony leading out from the open-plan living space. There is also a communal courtyard garden to the front which is mainly paved.



ENTRANCE FLOOR

FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			76
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor 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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