



SOUTHGATE

ESTATES

*Flat 1, 46, Blackboy Road,
Exeter, Devon, EX4 6SZ*

£775 per calendar month



One Double Bedroom, First Floor Flat, Separate Lounge & Kitchen Diner, Private Roof Terrace, Central Location

A one bedroom first floor flat conveniently located within walking distance of the city centre, as well as a doctors' surgery, local shops, and nearby pubs and restaurants. There is also easy access to Waitrose, Ladysmith School, the RD&E Hospital, Exeter University and the Met Office. Mount Pleasant is well served by bus routes and Polsloe Bridge Railway Station.

The internal accommodation is accessed via a communal hallway and briefly comprises a good-sized kitchen diner, living room, a double bedroom and a lobby area leading to the sizeable bathroom. A door also provides access to the private roof terrace.

- Council Tax Band A
- No Pets/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>



Communal Entrance The front door opens to a communal hallway, with stairs to the first floor flat.

Kitchen Diner 12' 10" x 10' 3" (3.92m x 3.12m) A private front door opens to the kitchen. This pleasant room incorporates a range of matching wall and base units, roll-edge worktops, tiled splashback and a stainless steel 1.5 bowl sink with mixer tap over and drainer. Spaces are available for a fridge, washing machine and a dining table and chairs. There is also an integrated oven with a gas hob and extractor above, a radiator, the gas combination boiler and LED spotlighting. uPVC double glazed windows face both the side and rear aspects. Doors lead to the lounge and rear lobby.

Lounge 13' 5" x 10' 0" (4.10m x 3.05m) max A good-size reception room containing a radiator, uPVC double glazed window to the front aspect, LED spotlighting and laminate flooring.

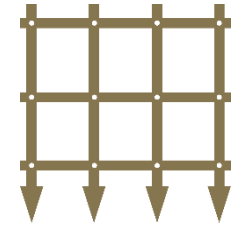
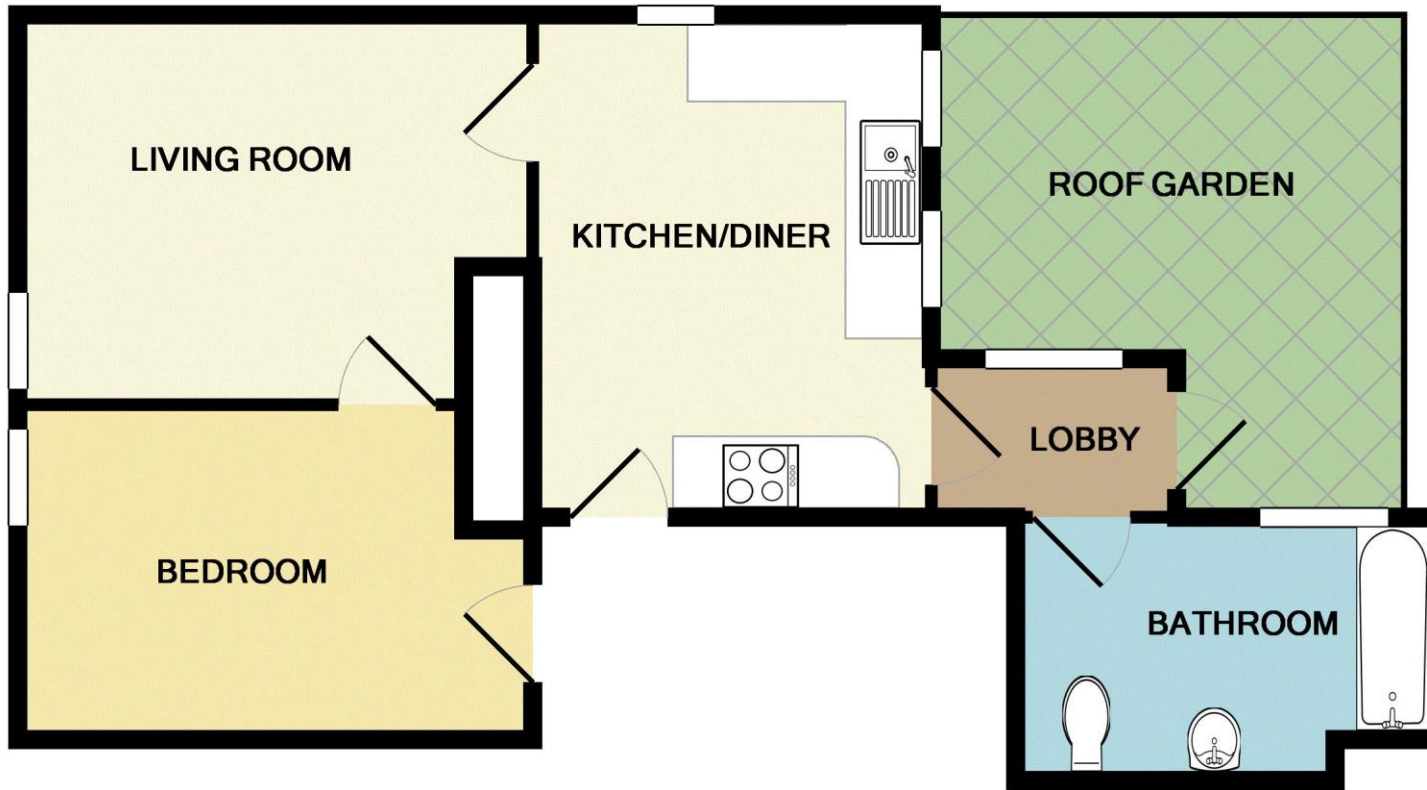
Bedroom 13' 1" x 8' 7" (3.99m x 2.61m) max A double bedroom equipped with a radiator, uPVC double glazed window to the front aspect, LED spotlighting and laminate flooring.

Rear Lobby Allowing access to the bathroom and roof terrace, this room is also ideal for storing shoes and coats.

Bathroom 10' 7" x 6' 7" (3.22m x 2.01m) Comprising a low level WC, pedestal wash hand basin with tiled splashback, a bath with a shower area, screen and tiles, extractor, radiator and an obscure uPVC double glazing window to the rear aspect.

Roof Terrace A pleasant outside area with space for hanging washing and for garden furniture.





TOTAL APPROX. FLOOR AREA 461 SQ.FT. (42.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



www.tpos.co.uk

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.

Southgate Estates

50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk

southgateestates.co.uk