



SOUTHGATE

ESTATES



14 The Refectory Mount Dinham  
Court, Exeter, Devon, EX4 4FW

£1,295





## Two Bedrooms, Superb Principal Bedroom Suite, Secure Underground Parking Space, Well-Presented, Integrated Appliances, Spacious Accommodation

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A well-presented two-bedroom flat situated over two floors, offering impressive spacious accommodation. The flat is located in a highly central area close to Exeter's city centre, and benefits from an allocated parking space in a secure underground carpark. Internally, the accommodation consists of a generous entrance hallway with a large built-in cupboard, an open-plan living space, a bathroom and two double bedrooms (with the master bedroom enjoying an en suite). The flat is ideally positioned for access to the city centre, with the many high street shops, restaurants and other entertainment facilities it has to offer. Exeter's popular quayside is also just a short distance away, offering further eateries, as well as independent shops and cycle routes.

Council Tax Band C / EPC Rating B

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>

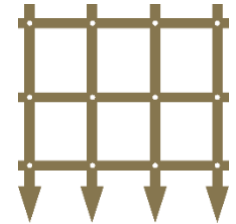
**First Floor** The front door opens to the spacious entrance hallway which provides doors to the living space, bathroom, and bedroom two, and incorporates stairs to the second floor with a large built-in storage cupboard below. The sizeable open-plan living space features a window to the rear aspect, along with an opening to the kitchen which contains a range of modern wall and base units with fitted worktops, a matching upstand, and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include a double oven with a gas hob and extractor hood over, a fridge freezer and dishwasher, plus there is a freestanding washing machine. The bathroom comprises a close-coupled WC, a pedestal wash basin with a mixer tap over, and a bath with an electric shower over. Lastly on this floor is one of the double bedrooms which enjoys a window to the rear aspect.

**Second Floor** Stairs rise to the second-floor landing which includes a built-in cupboard housing the boiler, plus a door into the the master bedroom. This impressive L shaped double bedroom offers two skylights to the rear aspect and a door into an en suite which contains a close-coupled WC, a pedestal wash basin with a mixer tap over, and a shower cubicle. A skylight faces the front aspect.

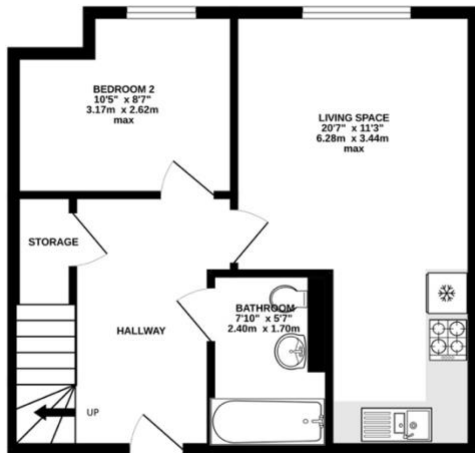
**Parking** The flat boasts an allocated parking space within a secure underground carpark, along with bike storage.



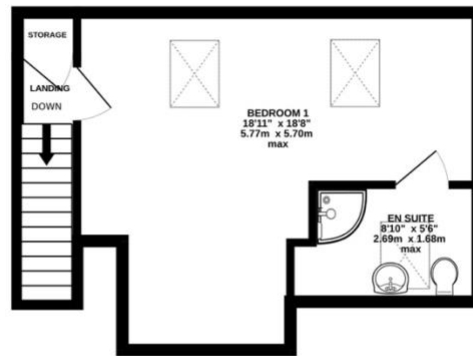
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>	82	82
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



FIRST FLOOR



SECOND 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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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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