



SOUTHGATE

ESTATE

*Flat 5, Cleveland Gardens,  
Exeter, EX1 2HJ  
£950 per calendar month*



## Central Location, One Double Bedroom, Communal Gardens, Allocated Parking, Private Entrance, Open Plan Living Space

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A one bedroom property situated in the highly sought-after central location of Belmont Park area of Exeter. The property is situated within close proximity of Exeter City Centre with its wide variety of shops, restaurants and supermarkets as well as the local shops, and Belmont Park and the Streatham Campus.

The internal accommodation comprises a private entrance to a hallway with useful storage space and stairs to the main living accommodation. Externally, there is a residents' car park with an allocated parking space plus a well maintained communal garden.

- 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>



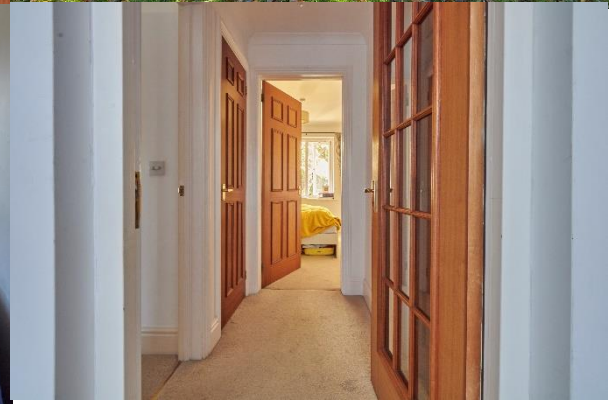
Entrance Hall A private front door opens into a helpful entrance hallway where there is useful cloakroom space and storage. Stairs rise to the first floor.

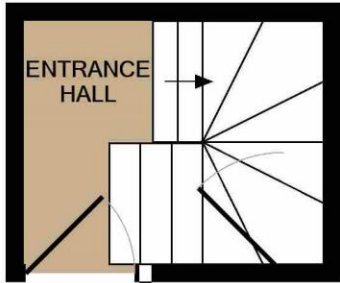
Open-Plan Living Space A good sized living area with electric storage heater and a double glazed window to the front aspect. The room is open-plan to the kitchen, with ample space for dining furniture. This stylish kitchen comprises a range of matching units, solid beech worktops, and a 1.5 stainless steel bowl sink and drainer plus tiled splash back. There is an integrated fan oven with electric hob, an under counter fridge freezer and washing machine. A double glazed window faces the rear aspect.

Bathroom Comprising a close coupled WC, pedestal wash hand basin, bath with electric shower over and tiled surround.

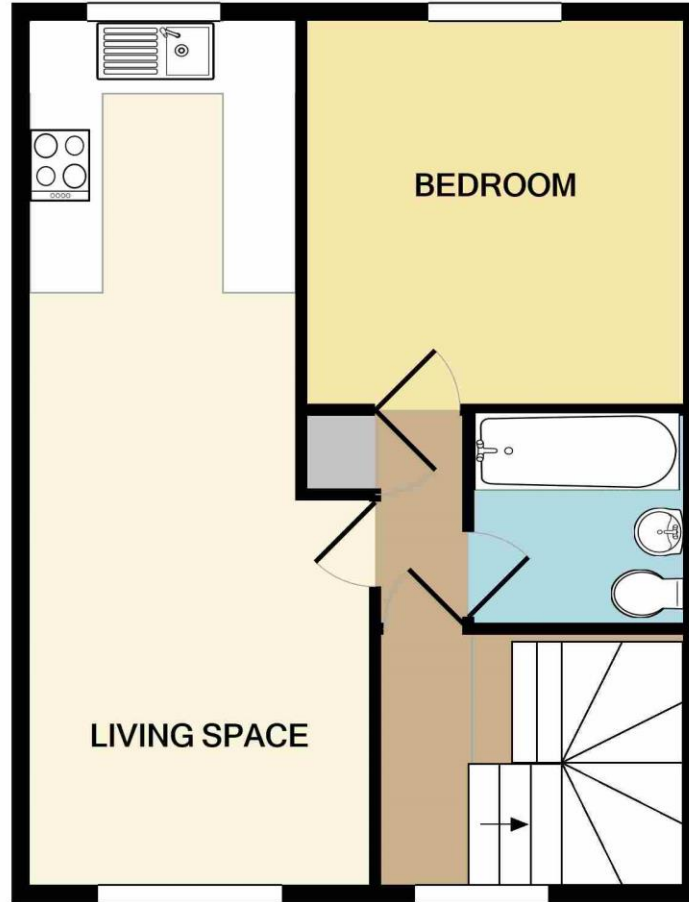
Bedroom A good sized double bedroom benefitting from an electric storage heater and a double glazed window to the rear aspect.

Parking & Gardens At the front of the property there is a large parking area for residents with an allocated space, spacious and well maintained communal garden. To the rear of the property, there is a designated area with 3 permanent washing lines for residents' use. There is also access to the lane behind and a communal shed.





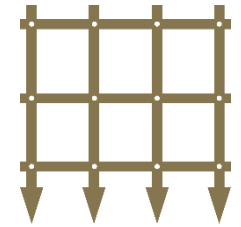
ENTRANCE FLOOR



1ST FLOOR

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
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



[www.tpos.co.uk](http://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.

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