



SOUTHGATE

ESTATES



*Room 2, 13, Church Street,
Heavitree, Exeter, EX2 5EL
£600 per calendar month (incl bills)*



Double Room in Shared House, Bills Included, Furnished, Shared Garden, Popular Location, Ideal for Professionals

A furnished double bedroom available to let within a shared five bedroom Georgian townhouse. The property is situated in the popular area of Heavitree, close to the shops, cafes and pubs along it's high street, as well as Heavitree's Pleasure Grounds and the RD&E Hospital. There are also good public transport links into the city centre and out of Exeter.

The shared accommodation briefly consists of an entrance hallway with doors to the living room, downstairs cloakroom and kitchen diner. The room is situated on the first floor, which offers a shared shower room, and a door to the double room. Outside, there is a communal courtyard garden to the rear.



- Bills Included within Montly Rent
- Council Tax Band D
- 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/>

Room 2 Room 2 is a well-proportioned double bedroom, benefitting from a window to the front aspect, and a built-in wardrobe.

Furniture includes a double bed, a chest of drawers, a bedside table, chair, and a bookcase.

Shared Accommodation The shared accommodation consists of a large bay-fronted living room, with a number of sofas and a television.

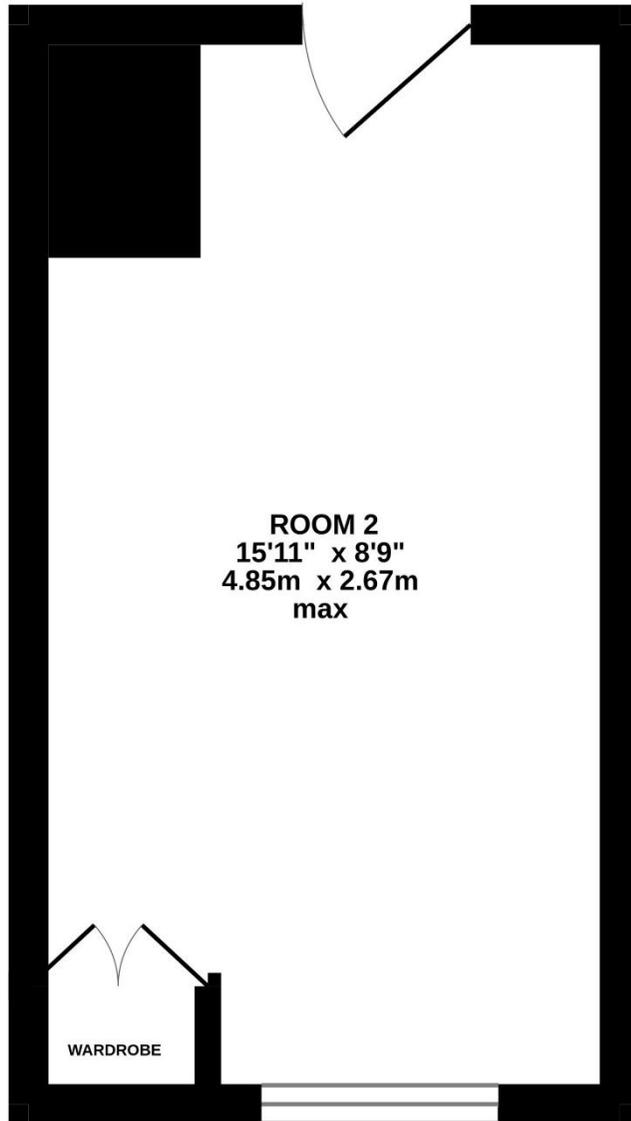
The open-plan kitchen diner contains a range of wall and base units with ample appliances, including an oven, a tumble dryer and washing machine, and a number of fridge/freezers.

There is also a downstairs cloakroom, and room 2 has use of a shower room on the first floor.

To the rear of the property is a shared courtyard garden.



FIRST 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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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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