



SOUTHGATE

ESTATES

*Flat 2, 126a Fore Street,
Exeter, Devon, EX4 3JQ
£875 per calendar month*



One Double Bedroom, First Floor Flat, Private Balcony, Excellent Views, Well-Presented, City Centre Location

A well-presented one bedroom flat located just moments from Exeter's popular high street. The flat is situated on the first floor and enjoys a private balcony with far-reaching views across the city. The internal accommodation briefly consists of an entrance hallway, a living room, kitchen, a good-sized double bedroom and the shower room. The flat is well-positioned to take advantage of the numerous high street shops, restaurants and entertainment facilities the city centre has to offer. The picturesque quayside is also just a short distance from the flat, with many more eateries, independent shops and walking routes along the waterside.

- 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>

Accommodation

The front door opens to the flat's entrance hallway which provides access to the living room, bedroom and shower room. The living room is situated to the rear of the flat, and is complemented by French doors opening out to the balcony. There is also a door into the kitchen which contains a range of matching wall and base units with fitted worktops, a metal splashback and a stainless steel sink and drainer unit with a mixer tap over. Appliances include an oven with a gas hob and extractor hood over, along with space for a tall fridge freezer and a washing machine. A sash window faces the rear aspect with far-reaching views. The double bedroom is a good size and benefits from a double built-in wardrobe, as well as a sash window to the side aspect, also enjoying views across the city. Finally, the shower room comprises a shower cubicle, a pedestal wash basin and a close coupled WC. In addition, there is a heated towel rail, an extractor fan, a fitted mirror and a shaver light/socket.

Balcony

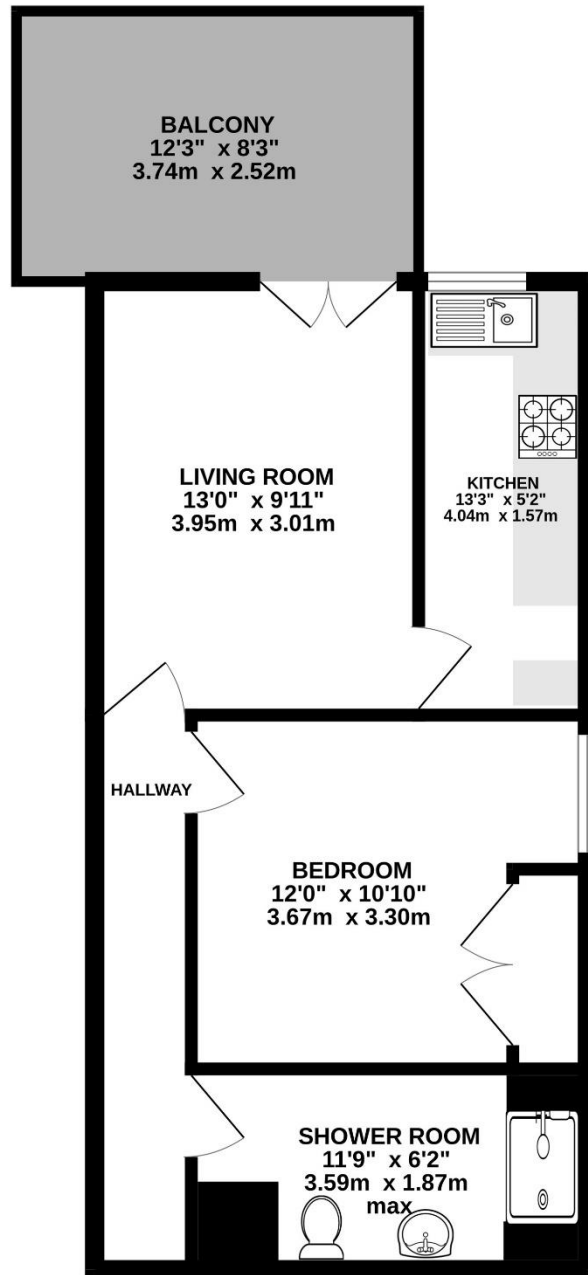
A real feature of the flat is the private balcony leading out from the living room, with outstanding views across the city and toward the surrounding hillside, providing a perfect space for seating and al-fresco dining.

Parking

Nearby parking may be available subject to further negotiation.



FIRST FLOOR
442 sq.ft. (41.1 sq.m.) approx.

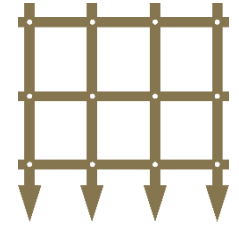


TOTAL FLOOR AREA : 442 sq.ft. (41.1 sq.m.) approx.

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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EPC

Awaited



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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.

Southgate Estates

50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk

southgateestates.co.uk