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5 Sivell Mews, Sivell Place, Exeter, Devon, EX2 5EX



SOUTHGATE
ESTATES

£2,340

*per calendar month
(whole property)*





5 Sivell Mews

A spacious four bedroom student let available for the academic year 2026/27, situated in a quiet tucked away no through road in the highly popular area of Heavitree. This location is within close proximity of a wide range of amenities including a Post Office, local shops, supermarkets, restaurants and pubs, along with various churches and a doctors' surgery. The property is also in a conservation area and is very close to Heavitree Park and the RD&E Hospital. Heavitree benefits from good access to Exeter City Centre and the M5 motorway.

Internally the accommodation comprises an entrance hallway, a kitchen, downstairs cloakroom and good-sized living room leading to a conservatory. On the first floor are two of the double bedrooms and a bathroom. Finally, the second floor provides access to the remaining two bedrooms. The property also boasts a low-maintenance rear garden and an allocated parking space to the front.

- Council Tax Band C
- No Pets/Smokers
- 11 Month Tenancy
- 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 & Hallway The front door opens to an entrance vestibule, which includes a fitted doormat and a door opening to the hallway which provides a radiator, doors to the kitchen, cloakroom and living room, laminate flooring, and stairs to the first floor.

Kitchen 9' 6" x 8' 0" (2.9m x 2.43m) Containing a range of matching wall and base units with wood-effect worktops, a tiled splashback and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an oven with a gas hob and extractor hood over and a fridge freezer, and space is provided for a washing machine and tumble dryer. In addition, there is a separate built-in storage cupboard, a radiator, spotlighting, laminate flooring, and a uPVC double glazed window to the front aspect.

Cloakroom 7' 1" x 2' 11" (2.15m x 0.88m) A useful downstairs cloakroom equipped with a wall-mounted wash hand basin with a tiled splashback, a low-level WC, tiled flooring and an extractor fan.



Living Room 12' 2" x 11' 8" (3.7m x 3.56m) A good-sized reception room benefitting from a radiator, laminate flooring, spotlighting and a built-in cupboard housing the Potterton boiler. A uPVC double glazed window and door open to the conservatory.

Conservatory 12' 0" x 10' 8" (3.65m x 3.24m) A multi-functional space with the advantage of double doors opening to the garden, double glazed windows to the rear, and a radiator.

First Floor Landing Incorporating a radiator, stairs to the second floor and doors to two of the bedrooms and the bathroom.

Bedroom 1 11' 8" x 9' 7" (3.56m x 2.91m) A well-proportioned double bedroom with a radiator and a uPVC double glazed window to the front aspect.

Bedroom 2 11' 9" x 6' 8" (3.59m x 2.02m) plus doorway Another double bedroom enjoying a uPVC double glazed window to the rear aspect overlooking the garden, and including a radiator.

Bathroom 8' 5" x 5' 1" (2.56m x 1.56m) Comprising a pedestal wash basin with a tiled splashback, a fitted vanity mirror, a shaver light and socket, a low-level WC and a bath with a tiled surround and a Triton shower over. There is also an extractor fan, spotlighting, a heated towel rail and tiled flooring.

Second Floor Landing Stairs rise to the second floor landing, where there is a radiator, a hatch to the loft and doors to the remaining two bedrooms.

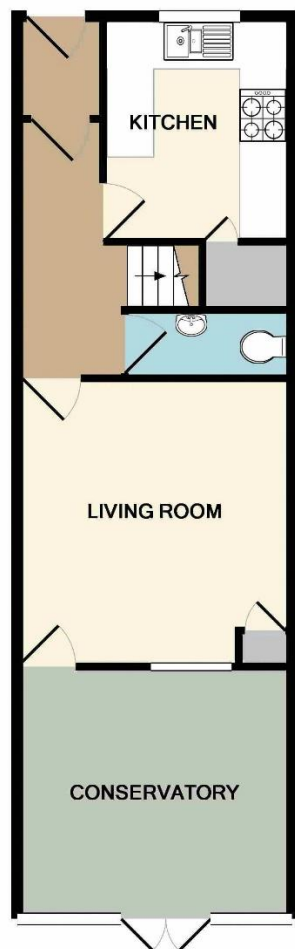
Bedroom 3 12' 0" x 11' 9" (3.67m x 3.58m) restricted head-height A sizeable double bedroom accommodating a radiator and a uPVC double glazed window to the rear aspect.

Bedroom 4 11' 9" x 9' 7" (3.57m x 2.92m) restricted head-height, plus doorway A final double bedroom boasting built-in wardrobes, a radiator and a uPVC double glazed window to the front aspect.

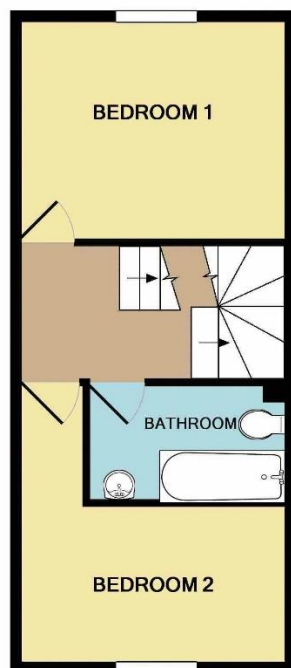
Garden & Parking To the rear of the property is an enclosed, low-maintenance garden, mainly laid to gravel with a garden shed. To the front, there is an allocated parking space for the property and additional permit parking is located nearby.

- *4 Double Bedrooms*
- *Allocated Parking Space*
- *Enclosed Rear Garden*
- *Central Heavitree Location*
- *Well-Presented*
- *Available September 2026/27*

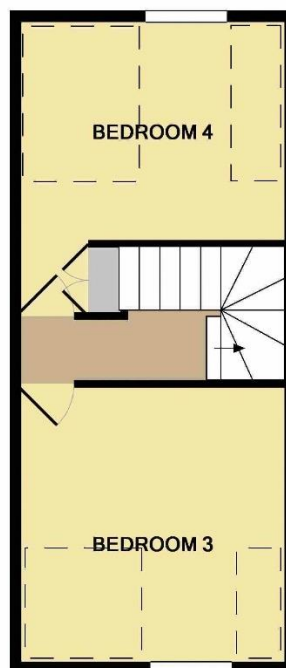




GROUND FLOOR



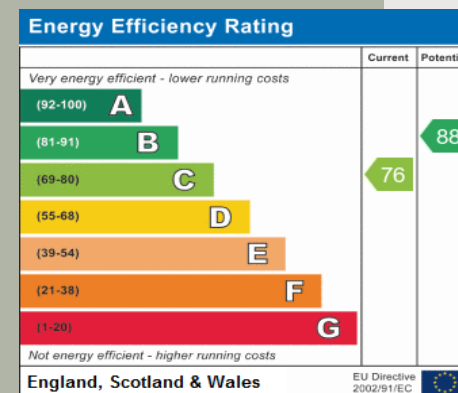
1ST FLOOR



2ND 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 Performance Rating



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