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79 Smith Field Road, Exeter, Devon, EX2 8YN



SOUTHGATE
ESTATES

£1,250

per calendar month





79 Smith Field Road, Exeter

A two bedroom end of terrace house situated in the popular area of Alphington. The property is approached via a good-sized front garden and briefly consists of an entrance hallway, a kitchen and living room on the ground floor. Upstairs are two good-sized double bedrooms, with the master bedroom boasting ample built-in storage. Externally, the property features an enclosed garden to the rear, as well as an allocated parking space within a nearby car park, allowing valuable off-road parking.

The excellent location offers a range of nearby amenities, including grocery stores, a pub, pharmacy and a GP surgery, various play parks, and both primary and secondary schools. Exeter's city centre is also just a short drive away from the property, providing a good number of high street shops, eateries and other entertainment facilities.

- Council Tax Band C
- 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>





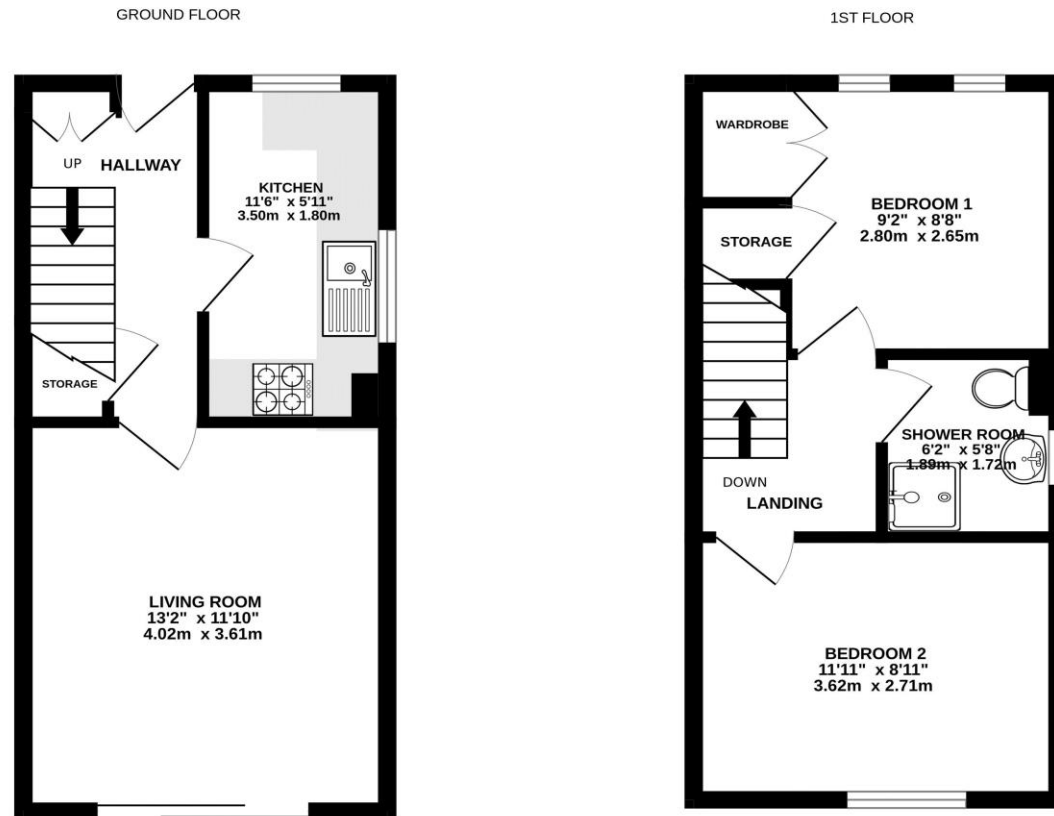
Ground Floor The front door opens into the entrance hallway which includes doors to the living room and kitchen, as well as a window to the front aspect and stairs rising to the first floor incorporating storage below. The dual aspect kitchen features windows to the front and side aspects, and contains a range of matching wall and base units with fitted worktops, a tiled 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, as well as a 2 year old tall fridge freezer and washing machine. The living room boasts sliding doors leading directly out to the garden, offering a pleasant space for relaxation.

First Floor Stairs rise to the first floor landing which provides doors to the two bedrooms and the shower room, as well as a hatch to the loft. The master bedroom benefits from a built-in wardrobe with lighting, as well as a further airing cupboard housing the hot water tank, and a window to the front aspect. The second double bedroom enjoys a window to the rear aspect with far-reaching views. The modern shower room comprises a close-coupled WC, a pedestal wash basin with a mixer tap over, and a shower cubicle with a Mira shower over. There is also tiled flooring, part-tiled walls and an obscured window to the side aspect.

Garden & Parking To the rear of the property is an enclosed garden consisting of a patio area leading from the living room, allowing space for outdoor seating and entertainment. Steps lead down to the remainder of the garden which is mainly laid to gravel with a selection of shrubs and a garden shed. There is also a gate offering access to the side. In addition, the property has the advantage of an allocated parking space within a nearby car park.

- *Two Double Bedrooms*
- *End of Terrace House*
- *Available Immediately*
- *Enclosed Rear Garden*
- *Allocated Parking Space*
- *Popular Location*





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 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.

Energy Performance Rating

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



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