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*53 Sheppard Road, Exeter, Devon, EX4 5DD*



SOUTHGATE  
— ESTATES —

£2,200

*per calendar month*







## *53 Sheppard Road*

A spacious five bedroom family home located in the highly desirable area of Pennsylvania. The property enjoys off-road parking to the front, along with an extensive enclosed garden to the rear. The internal accommodation briefly consists of an entrance hallway with access to the open-plan kitchen diner with a door to the balcony, a living room and cloakroom. The five double bedrooms with an en suite to the master, and the main bathroom are situated on the lower ground floor, along with a utility room.

Pennsylvania itself is a popular area offering a number of amenities on the doorstep, including pleasant countryside walks, Sylvania Community Stores & Cafe, a well-regarded Primary School/nursery and public transport links into Exeter's city centre.

- Council Tax Band E
- 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 to the entrance hallway which provides access to the kitchen diner, living room and cloakroom, along with a built-in cupboard and stairs leading to the lower ground floor. The living room is a dual aspect reception room enjoying a lovely outlook across the garden to the rear and a window to the front aspect. Across the hallway is the impressive open-plan kitchen diner which contains a range of modern wall and base units with Quartz worktops, a matching upstand and a 1.5 bowl sink and drainer unit with a boiling water mixer tap over. Appliances include an eye-level oven with a separate induction hob and extractor hood, plus a dishwasher, along with a freestanding fridge freezer. There is also an island unit with a breakfast bar, and sliding doors opening directly out to the balcony overlooking the rear garden. The kitchen diner also features windows to both the front, rear and side aspects, filling the room with ample natural light.





*Lower Ground Floor* Stairs lead down to the lower ground floor where the five double bedrooms are located, along with the family bathroom and utility room which leads out to the rear garden. The master bedroom is a sizeable double bedroom complemented by a window to the rear aspect overlooking the garden. A door opens into the ensuite shower room which incorporates a wash basin with a mixer tap over and vanity unit below, a hidden cistern WC and a large shower cubicle. A frosted window faces the side aspect. The remaining four bedrooms are all double rooms with windows to the rear or side aspects. Lastly, the main bathroom comprises a P shaped bath with a mixer tap and shower over, a close-coupled WC and a wash basin with a mixer tap over and a vanity unit below.

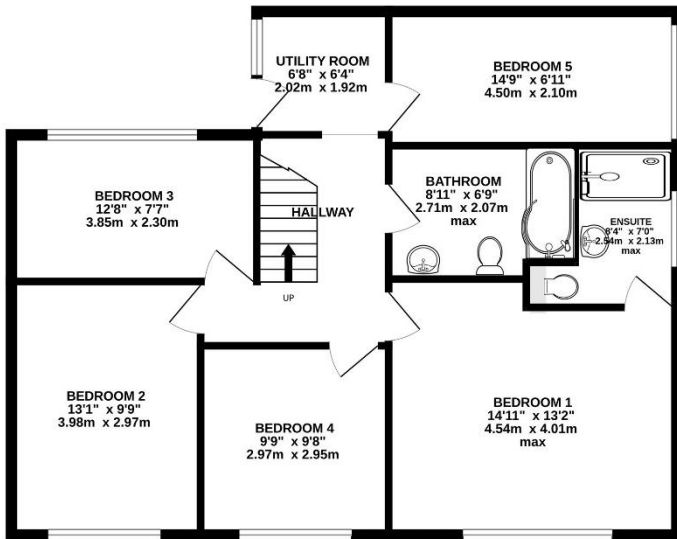
*Garden & Parking* Doors open out to the sizeable rear garden which has the advantage of a patio area which provides an ideal spot for outdoor seating and dining. The remainder of the garden is mostly laid to lawn with an archway leading down to the bottom section which includes a stream running to the rear and a number of mature trees and shrubs. There is also a garden shed where the tenants benefit from one half for extra storage. To the front of the property is a driveway allowing valuable off-road parking.

- *5 Double Bedrooms*
- *Garden & Balcony*
- *Off-Road Parking*
- *Detached Property*
- *Popular Location*
- *Solar Panels*

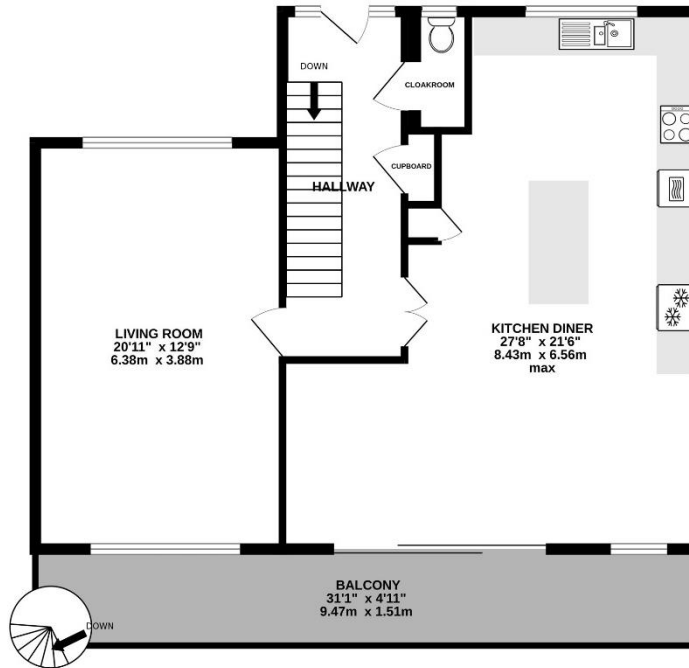




LOWER GROUND FLOOR  
842 sq.ft. (78.2 sq.m.) approx.



GROUND FLOOR  
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA : 1701 sq.ft. (158.0 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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## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 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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