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34 Cleveland Street, Exeter, Devon, EX4 1BB



SOUTHGATE
ESTATES

£1,200

per calendar month





34 Cleveland Street

A well-proportioned two bedroom terraced house located in the popular area of St Thomas. The property enjoys an enclosed garden to the rear, and the internal accommodation briefly consists of an entrance vestibule and hallway, a living room, separate dining room, kitchen and a garden room. Upstairs are the two double bedrooms and the spacious bathroom.

The property is ideally situated close to a number of amenities including Cowick Street, with its many shops and cafes, as well as St Thomas train station, a GP surgery and St Thomas Pleasure Grounds. Exeter's city centre and quayside are also nearby, offering further high street shops, pubs and eateries.

- Council Tax Band B
- No Pets/Smokers
- Minimum 12 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>





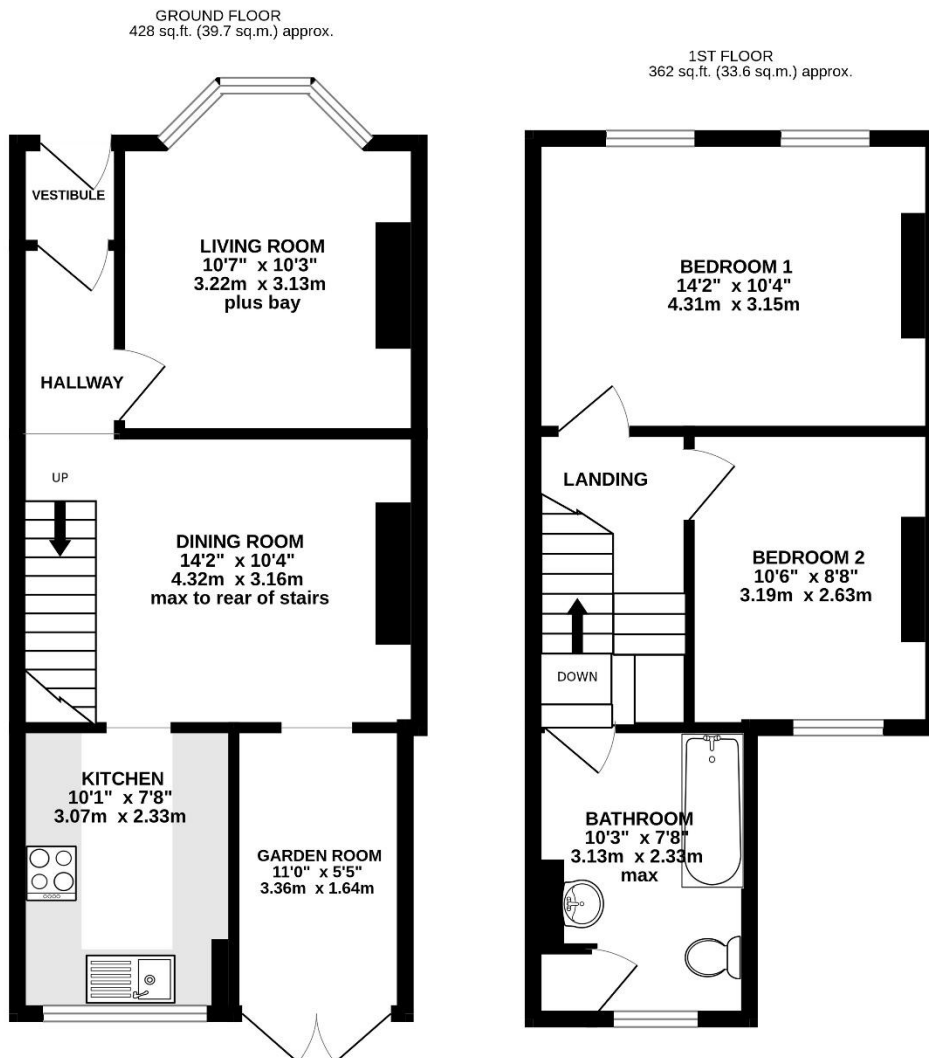
Ground Floor The front door opens to the entrance vestibule and hallway which provides access to the living room and dining room, as well as stairs rising to the first floor. The living room is an attractive reception room complemented by a bay window to the front aspect filling the room with ample natural light. The separate dining room is well-proportioned and offers fitted shelving to an alcove, understairs storage with space for a freezer, and access to the kitchen and garden room. The kitchen contains a range of matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer. Spaces are provided for an oven with an extractor hood over, a washing machine and an undercounter fridge. A window faces the rear aspect overlooking the garden. Lastly, the garden room is a multi-functional reception room with the advantage of French doors leading directly out to the garden, as well as a skylight to the rear aspect.

First Floor Stairs rise to the first floor landing where doors lead to the two bedrooms and the bathroom. The master bedroom is a good-sized double room featuring two windows to the front aspect. The second bedroom is a single room with fitted shelving to an alcove, and a window to the rear aspect. The spacious bathroom comprises a bath with a mixer tap and shower over, a close-coupled WC, a heated towel rail, and a pedestal wash basin. Additionally, a cupboard houses the Baxi boiler, and a frosted window faces the rear aspect.

Garden Doors open out to the enclosed rear garden which is paved, providing a pleasant low-maintenance outside space with room for seating and al-fresco dining. A gate allows access to a pedestrian lane behind.

- *2 Bedrooms*
- *Terraced House*
- *Enclosed Garden*
- *Well-Presented*
- *Available Immediately*
- *Popular Location*





TOTAL FLOOR AREA : 790 sq.ft. (73.4 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

EPC Awaiting



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SOUTHGATE

ESTATES

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