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*Flat 1, Inglewood House, Sidwell Street, Exeter,
Devon, EX4 6AN*



SOUTHGATE
ESTATES

£925

per calendar month





Flat 1, Inglewood House

This beautifully-presented furnished one bedroom flat is situated on the first floor within Inglewood House. The ideal central location enjoys nearby access to Exeter's High Street with its wide variety of shops, restaurants and other entertainment facilities. The University of Exeter is also only a short distance away, making the property highly desirable to Post Graduates. Belmont Park, St James train station and nearby bus links are also all within close proximity to this flat.

The recently-refurbished accommodation comprises an entrance hallway with doors leading to the main open-plan living space, the double bedroom and the modern shower room. There is also a communal courtyard to the rear of the block and space for storing bikes in the communal area.

- 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>

Entrance Hallway The front door opens to the entrance hallway which includes a telephone intercom system, a radiator and doors to the living space, bedroom and shower room.





Open-Plan Living Space 10' 8" x 6' 3" (3.24m x 1.9m) & 9' 9" x 8' 8" (2.98m x 2.65m) max This open-plan layout offers a sitting room and dining area which benefits from a uPVC double glazed window to the side aspect, a radiator and space for a dining table and chairs. The newly-fitted kitchen contains a range of matching wall and base units with roll-edge worktops, a tiled splashback, plus a sink and drainer unit with a mixer tap over. Integrated appliances include an oven with an electric hob and extractor hood over, a fridge freezer and a dishwasher. There is also spotlighting and uPVC double glazed windows to the rear and side aspects.

Bedroom 9' 1" x 8' 6" (2.78m x 2.58m) plus wardrobes A double bedroom boasting a fitted double wardrobe, a radiator and a uPVC double glazed window to the rear aspect.

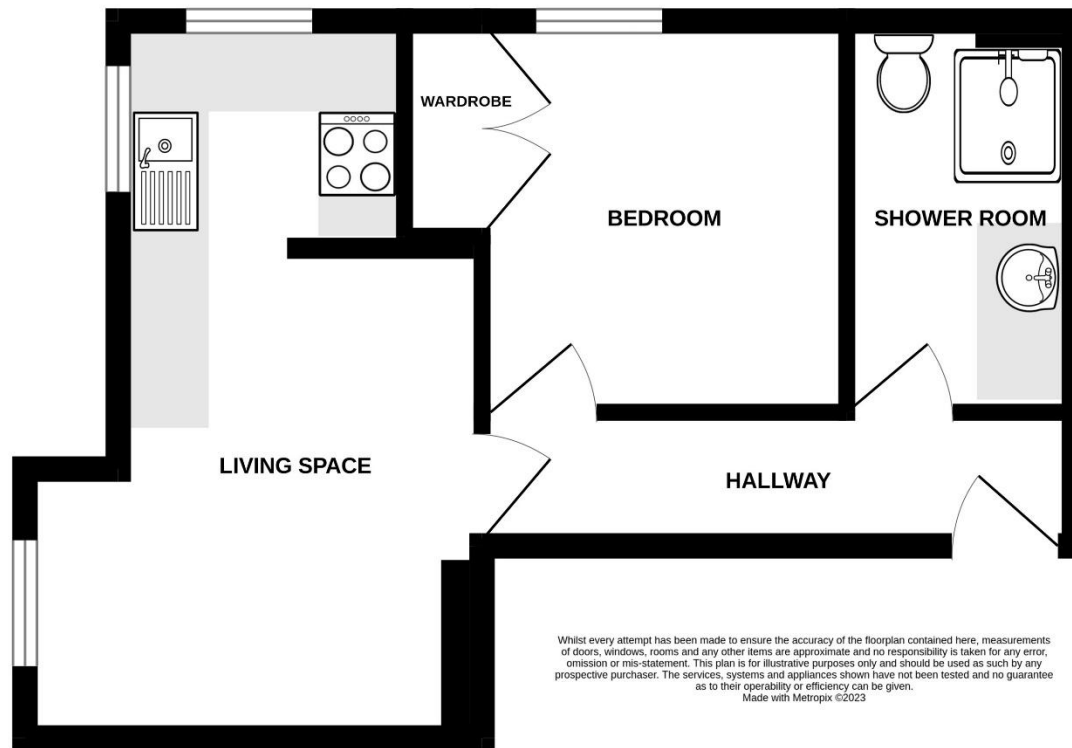
Shower Room 9' 1" x 5' 4" (2.77m x 1.62m) Comprising a large shower cubicle, a close-coupled WC and a fitted unit with a wash basin and mixer tap over featuring a touch sensor illuminated mirror behind, plus a storage cupboard below with an integrated washing machine discretely concealed to the side. There is also an extractor, a heated towel rail and spotlighting.

Communal Courtyard A small communal courtyard is located to the rear of the building with gated access from the street.

- *One Double Bedroom*
- *Furnished First Floor Flat*
- *Available from 7th of December*
- *Open-Plan Living Space*
- *Communal Gardens & Bike Storage*
- *Central Location*

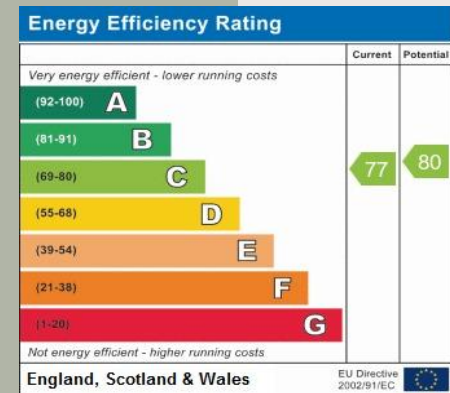


FIRST FLOOR



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



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