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6 Gorse House, Medley Court, Exeter, Devon, EX4 2QJ



SOUTHGATE
ESTATES

£1,150

per calendar month





6 Gorse House, Medley Court

A spacious two bedroom second floor flat located within a modern development in Exwick. The flat is well-proportioned and offers an allocated parking space to the front. The internal accommodation briefly consists of an entrance hallway, a living room, separate kitchen, two bedrooms and a bathroom.

This ideal location benefits from a range of nearby amenities including a convenience store, an outdoor sports court, Exwick Heights Primary School and a health centre. St Davids Rail Station is also located 0.7 miles away and there are nearby bus stops providing good transport links in and out of the city.

- 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>





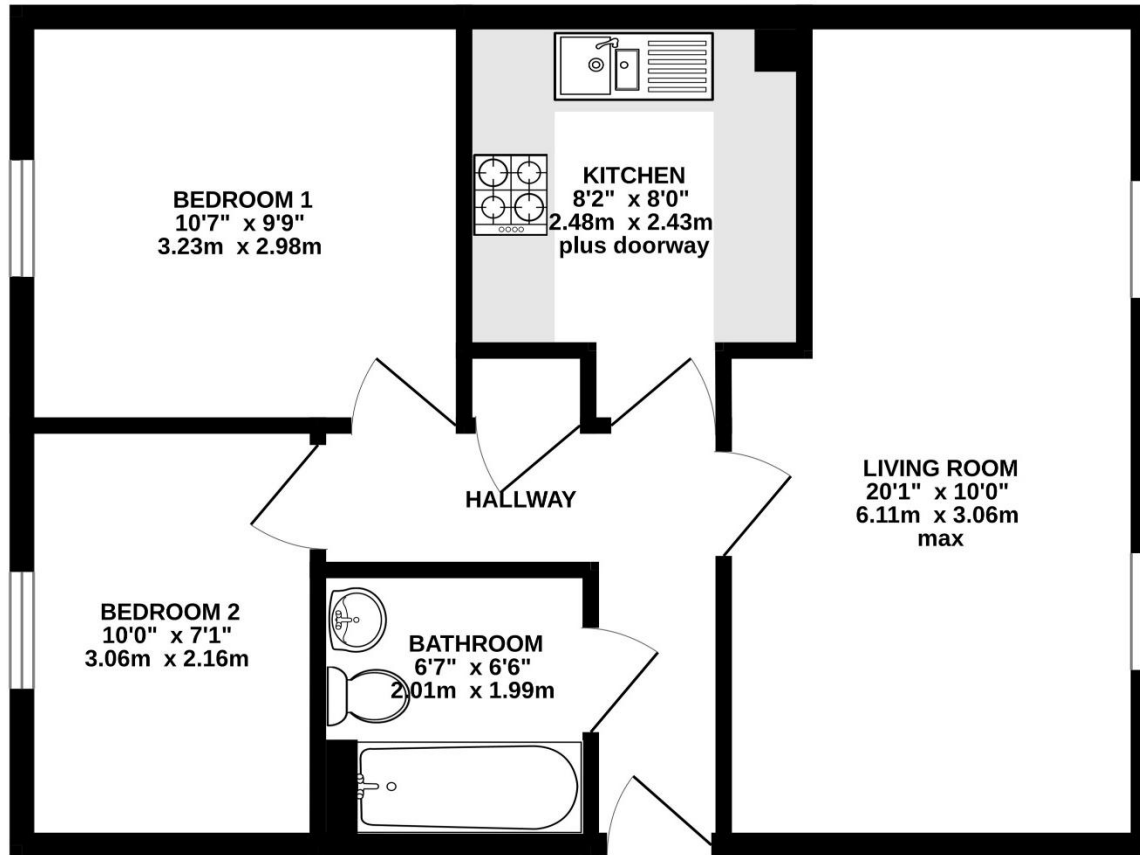
Accommodation The front door opens into the entrance hallway which provides access to each of the internal rooms, and includes a built-in storage cupboard. The living room is situated to the front of the property and benefits from two windows allowing ample natural light to the space. The kitchen contains a range of matching wall and base units with fitted worktops, a matching upstand and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Appliances include an oven with a gas hob and extractor hood over, a fridge freezer, a washing machine and a dishwasher. There is also a cupboard housing the boiler. The master bedroom is a good-sized double bedroom enjoying a window to the rear aspect. Bedroom two is a large single bedroom also featuring a window to the rear, and could alternatively be used as an office. The bathroom comprises a bath with a shower over, a pedestal wash basin with a mixer tap over and a close-coupled WC. Additionally, there is an extractor fan and a heated towel rail.

Parking To the front of the property is an allocated space, allowing valuable off-road parking for one vehicle.

- *2 Bedrooms*
- *Second Floor Flat*
- *Parking Space*
- *Spacious Accommodation*
- *Communal Garden*
- *Popular Location*



MEDLEY COURT
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 528 sq.ft. (49.0 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		81 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



www.tpos.co.uk



SOUTHGATE

ESTATES

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