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*17D Ivy Lodge, North Street, Exeter, EX4 3QS*



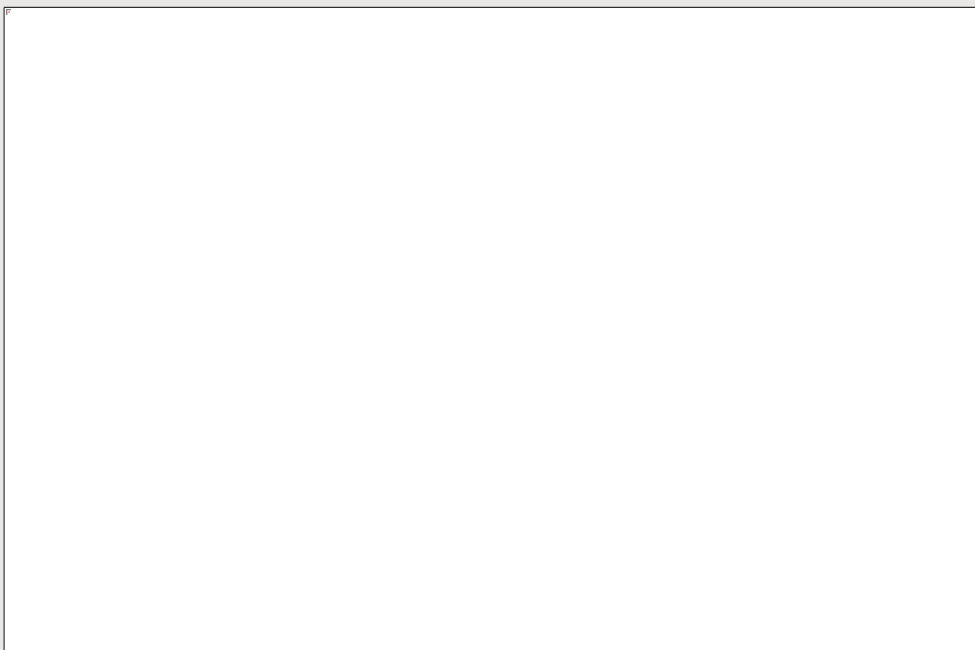
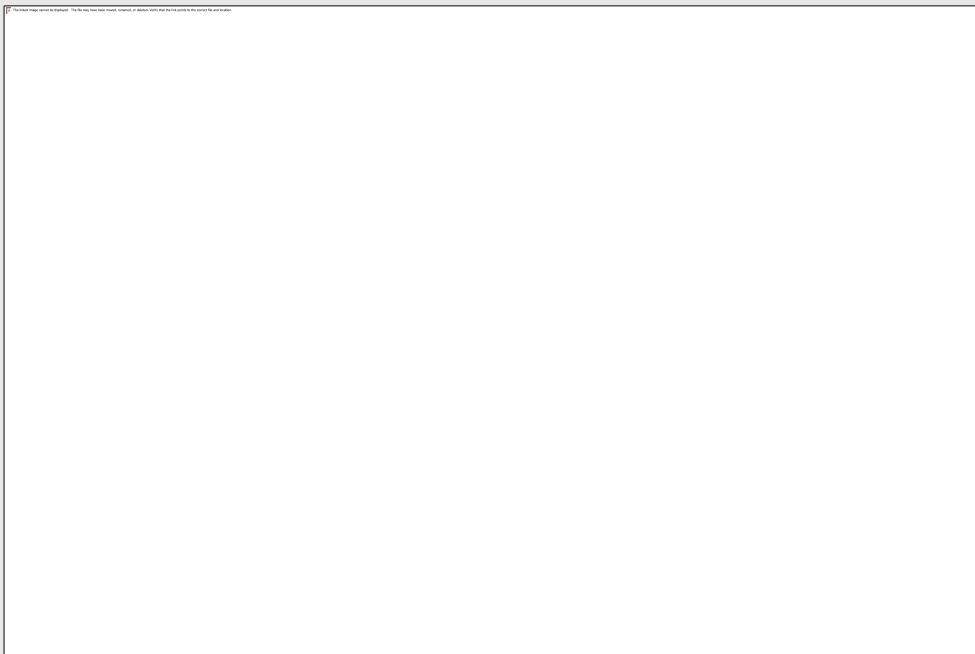
SOUTHGATE  
ESTATES

£1,275

*per calendar month*







## *17D Ivy Lodge, North Street*

A spacious ground floor flat located in a highly central position close to Exeter's high street. The flat enjoys it's own private front door opening into the entrance hallway. Doors lead to the open-plan living space, the shower room and the two good-sized double bedrooms, all rooms are heated by night storage heating. The flat also benefits from use of the courtyard to the front which is shared by this and the next door flat.

The excellent location offers a range of nearby amenities, including numerous high street shops, restaurants and cafes, as well as good access to public transport links and the popular quayside. Monthly rent inclusive of the water rates

- Council Tax Band A
- No Pets/Smokers
- 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>





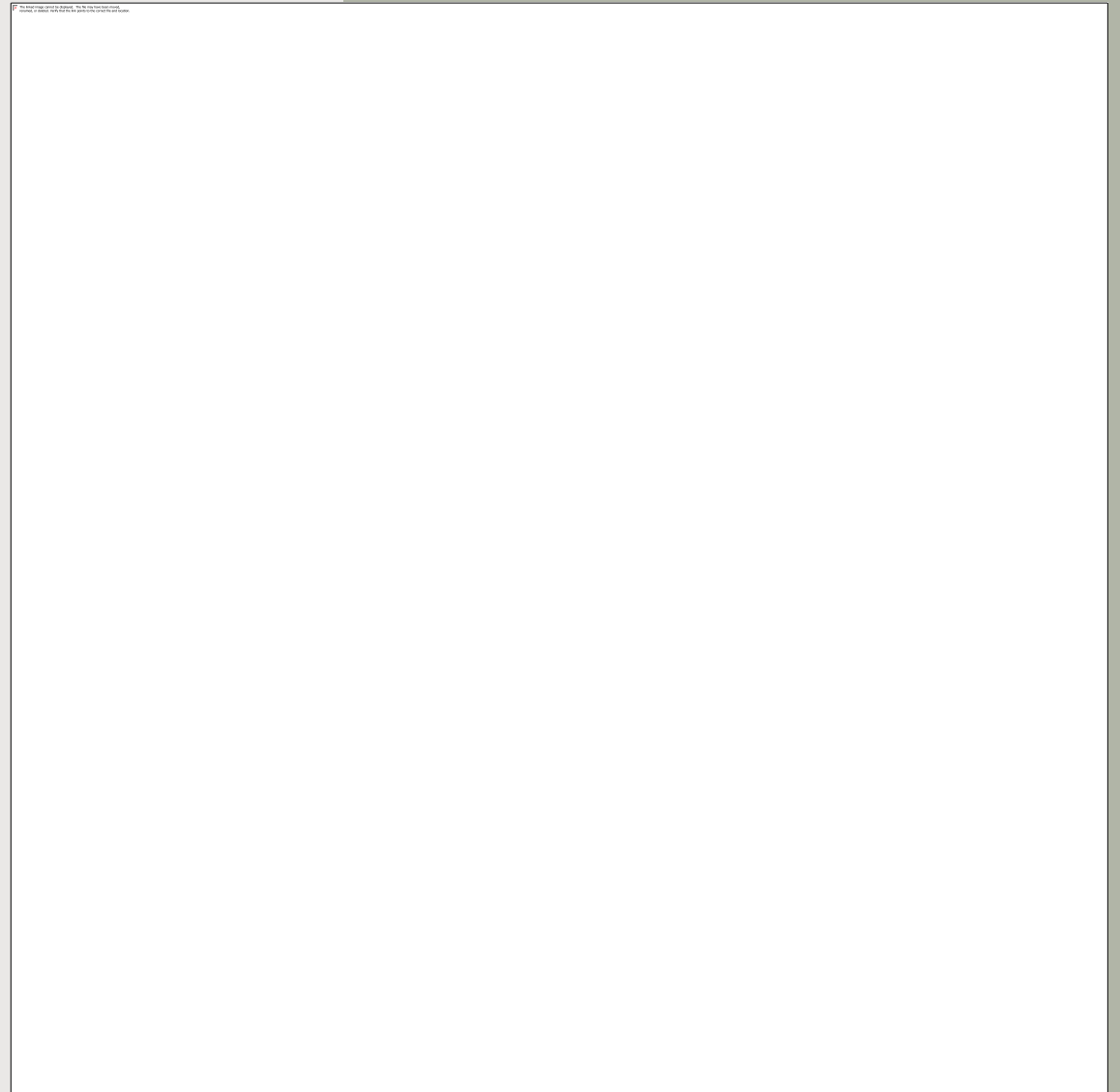
## **Accommodation**

A private front door opens to the entrance hallway which provides access to all the internal rooms. The well-proportioned open-plan living space enjoys two windows to the front aspect and ample space for seating and dining. The kitchen area contains a range of matching wall and base units with fitted worktops incorporating a one and a half bowl stainless steel sink and drainer unit. Appliances include an oven with an electric hob and extractor hood over, a fridge freezer, dishwasher and a washing machine.

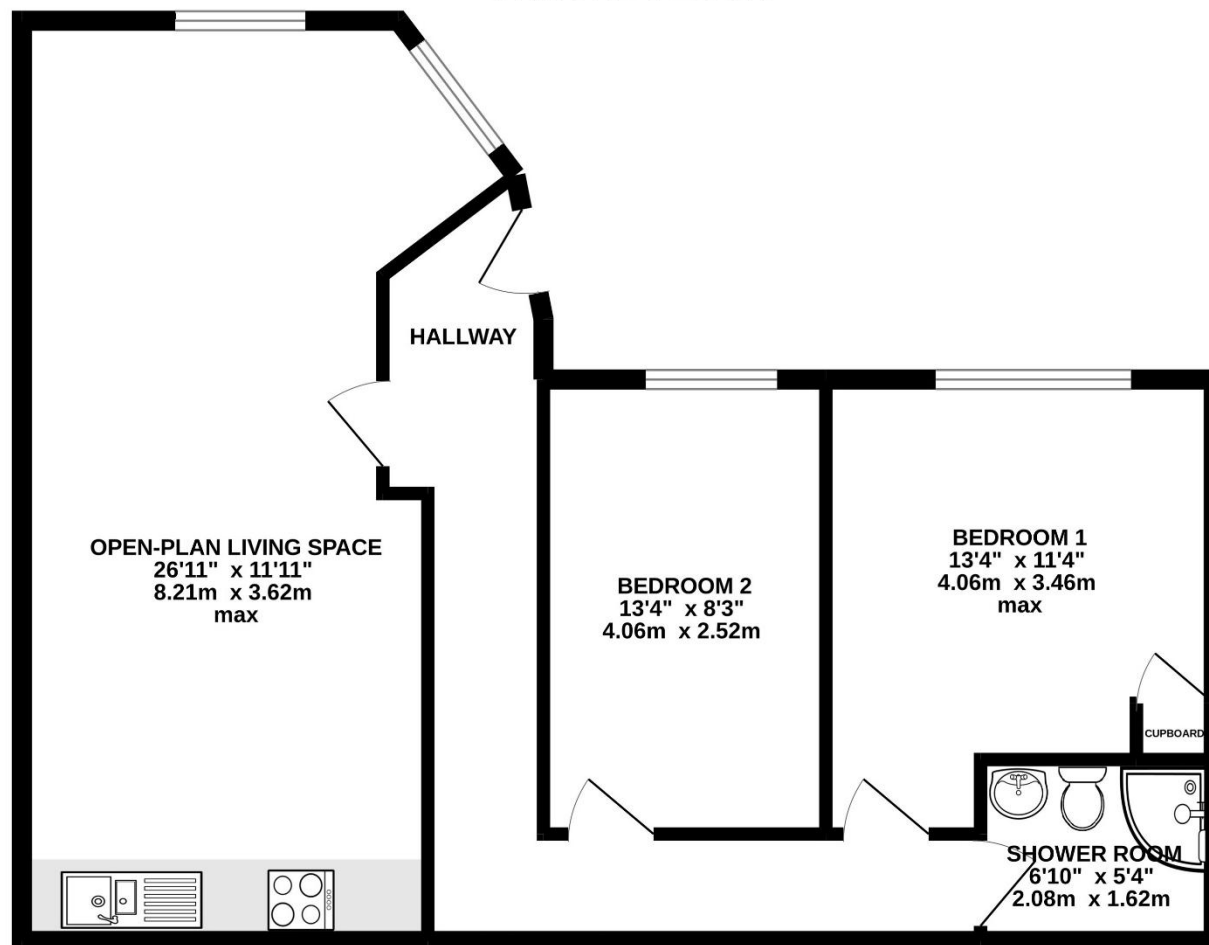
The two double bedrooms both benefit from windows to the front aspect, and the master bedroom also includes a built-in cupboard housing the hot water tank.

Lastly, the shower room comprises a close-coupled WC, a wash basin with a vanity unit below and a shower cubicle with a Mira shower over. There is also an extractor fan, a shaver socket and a heated towel rail.

- *Suitable for Students*
- *Two Double Bedrooms*
- *City Centre Location*
- *Water Rates Included*
- *Furnished*
- *Available Immediately*



## GROUND 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

| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92-100)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |



[www.tpos.co.uk](http://www.tpos.co.uk)

**SOUTHGATE**  
ESTATES

50-51 South Street, EX1 1EE

01392 207444

[info@southgatestates.co.uk](mailto:info@southgatestates.co.uk)

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