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*Flat 15, Belmont House, Silver Lane, Exeter,
Devon, EX4 6SQ*



SOUTHGATE
— ESTATES —

£1,050

Per Calendar Month





Flat 15, Belmont House, Silver Lane, Exeter, Devon, EX4 6SQ

This spacious and well-proportioned two-bedroom flat is situated on the third floor of Belmont House, with use of either the lift or stairs to access the property. Belmont House is in an excellent central position being within walking distance of the city centre. The property also enjoys good access to the University of Exeter, local train stations, shops, schools and other amenities as well as having nearby bus routes. Internally, the property comprises a hallway benefitting from two storage cupboards, a spacious lounge diner boasting a balcony with views across the City and further afield, as well as a kitchen, two bedrooms and a bathroom. The property also benefits from allocated permit parking.



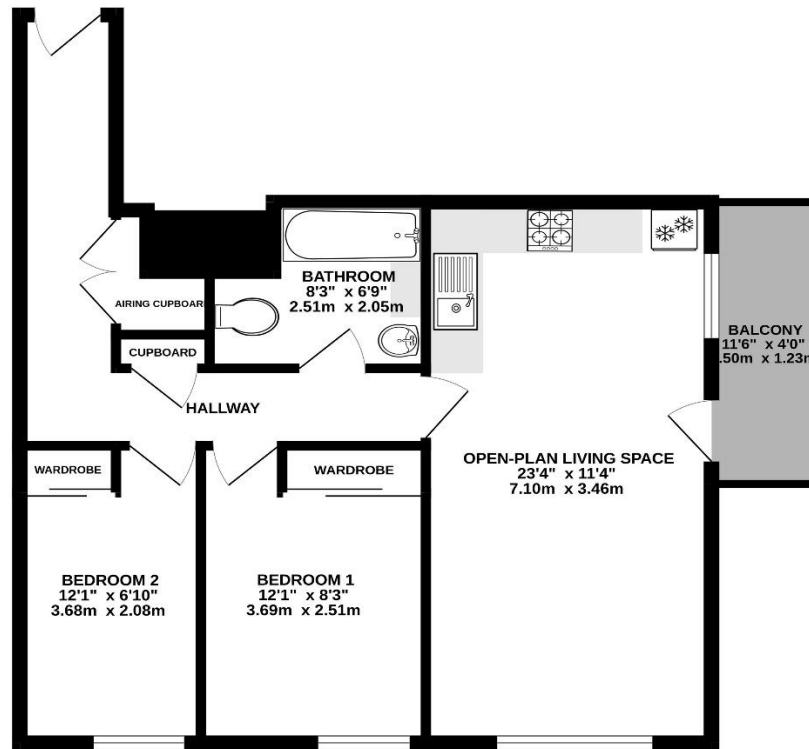


- Minimum 6-month tenancy
- No Smokers
- Pets considered
- Council tax band B
- No Smokers
- Subject to referencing and affordability checks
- A Holding Deposit of one week's rent will be requested to reserve the property.
- A Tenancy Deposit of 5 weeks' rent will be required should an application be successful.
- For full details of charges and fees please visit our website: <https://www.southgatestates.co.uk/lettings>

- *2 Bedrooms*
- *Balcony with view*
- *Central Location*
- *Parking*
- *Spacious living space*
- *Lift access*



THIRD FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.8 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 misstatement. 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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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.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SOUTHGATE
ESTATES

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