



3



1



1

24 Mercer Court, Bishop Westall Road, Exeter, EX2 6NL



SOUTHGATE
— ESTATES —

£1,200

per calendar month





24 Mercer Court

This well-proportioned three bedroom property is situated within Mercer Court, just off the Topsham Road and benefits from gardens to the front and rear, as well as an off-road parking space in a nearby car park. The internal accommodation briefly consists of an entrance hallway with a door to the open-plan kitchen and living space. Upstairs are three bedrooms and the family bathroom.

The convenient location enjoys a range of nearby amenities, including schools, shops, GP surgeries, various parks and pubs/cafes. Exeter's city centre is also just a short drive from the property, with many more high street shops, eateries and entertainment facilities. The area is also well serviced by public transport links with bus routes in and out of the city.

- Council Tax Band C
- Small Pets Considered
- No 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>





Ground Floor The front door opens to the entrance hallway which provides access to the kitchen and living space. There is also a built-in storage cupboard and stairs rising to the first floor. The kitchen and living space enjoy an open-plan layout, with an archway between the rooms. The kitchen contains a range of matching wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Appliances include an eye-level oven with a separate electric hob, a dishwasher, a washing machine and a fridge freezer. A window faces the front aspect and a cupboard houses the Baxi boiler. The living space is a pleasant reception room with the advantage of large sliding doors to the rear allowing ample natural light to the space opening directly out to the garden.

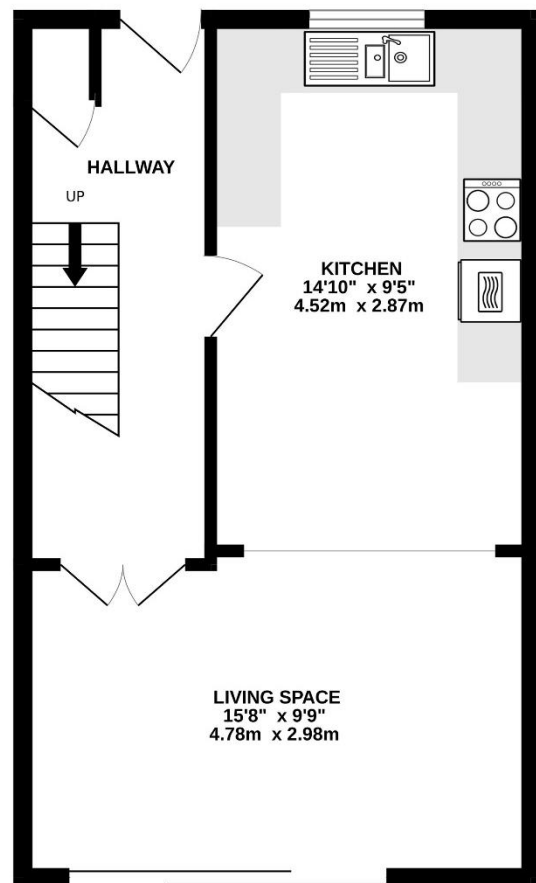
First Floor Stairs rise to the first floor landing which accommodates the three bedrooms and the bathroom. The landing also incorporates two built-in storage cupboards and a hatch to the loft. The master bedroom features a wall of built-in wardrobes and is complemented by a window to the rear aspect with a pleasant outlook to the garden. The second bedroom is a further double and also incorporates a wall of built-in wardrobes, along with a window to the front aspect. Bedroom three is a good-sized single room offering a window to the rear aspect to the garden. Lastly, the modern bathroom comprises a bath with a mixer tap and shower over, a wash basin with a mixer tap over and a vanity unit below, plus a hidden cistern WC. Two frosted windows face the front aspect, and there is also a heated towel rail and an extractor fan.

Garden & Parking Doors open out to the sizeable enclosed rear garden which benefits from an area of decking leading out from the living space, providing a perfect spot for outdoor seating. The remainder of the garden is mostly laid to lawn, with a paved section to the rear, and a gate allowing pedestrian access. The property also includes an allocated parking space in a car park just a short distance from the property.

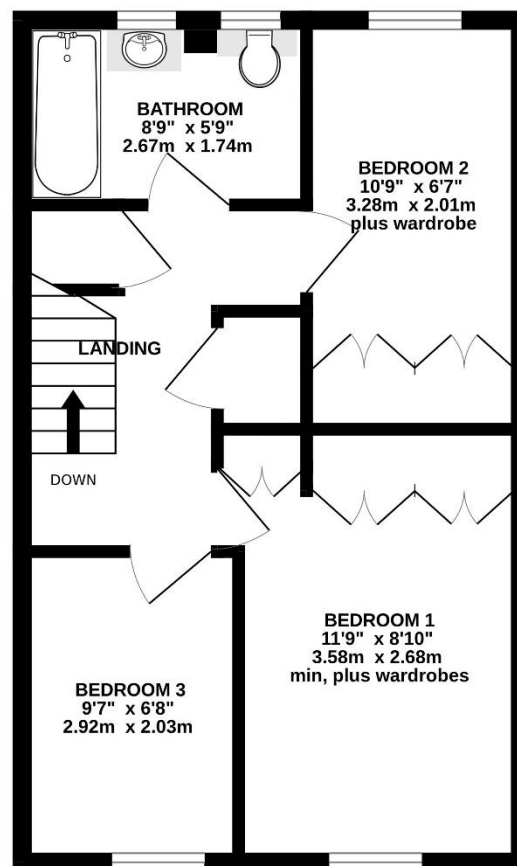
- *3 Bedrooms*
- *Terraced House*
- *Enclosed Garden*
- *Off-Road Parking Space*
- *Ideal Family Let*
- *Open-Plan Living Space*



GROUND FLOOR



1ST 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.
Made with Metropix ©2025

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



www.tpos.co.uk



SOUTHGATE
ESTATES

50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk

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.