



SOUTHGATE

ESTATES

17 Sargent Close, Exeter, Devon,
EX1 3HY
£975 per calendar month



Available Mid February 2023, Two bedrooms, Quiet location, Allocated Parking Space, Enclosed Rear Garden, Mid-terraced House

A well-proportioned two bedroom house situated in a quiet and convenient location. The property has off-road parking and a garden.

The internal accommodation briefly consists of a spacious living room, and a kitchen diner on the ground floor. Upstairs are two bedrooms and a family bathroom. The location enjoys a range of nearby amenities including a number of well-regarded primary and secondary schools, various GP surgeries/medical centres, and the popular shops along Heavitree's high street. There are also good transport links in and out of the city and the area is well-placed for access to the M5 and A30.

Council Tax Band B

Viewing is highly recommended.

No Smokers.

A pet considered at an additional rent of £25 per calendar month.

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>

Living Room 12' 0" x 13' 7" (3.65m x 4.14m) The front door opens into a spacious living area with fitted shelves, a window to the front, recess under the stairs, stairs to the first floor and a door to the kitchen diner.

Kitchen Diner 8' 6" x 13' 5" (2.60m x 4.10m) A modern kitchen with matching cupboards, a pantry, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Appliances include a double oven with a gas hob and space for a further two under the counter. A window faces the rear, French doors open to the garden and there is plenty of space for a table and chairs.

Bedroom 1 11' 9" x 10' 2" (3.59m x 3.11m) A well-proportioned double bedroom with a large built-in wardrobe, a window to the front aspect and a further cupboard housing the hot water tank and boiler.

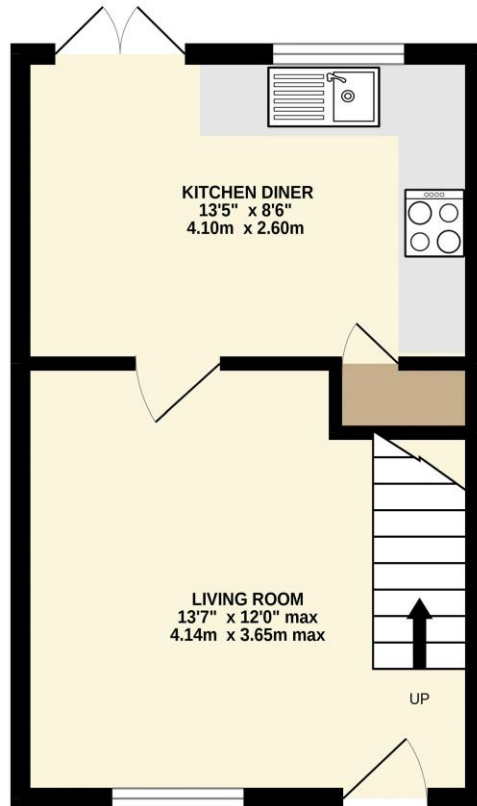
Bedroom 2 8' 9" x 6' 8" (2.66m x 2.04m) A single room with fitted shelving and a window overlooking the rear garden.

Bathroom 5' 8" x 6' 6" (1.73m x 1.98m) Comprising a wash basin, a close-coupled WC and a bath with a Triton shower over. In addition there is a radiator, a fitted shelf and mirror, part-tiled walls and an obscured window to the rear.

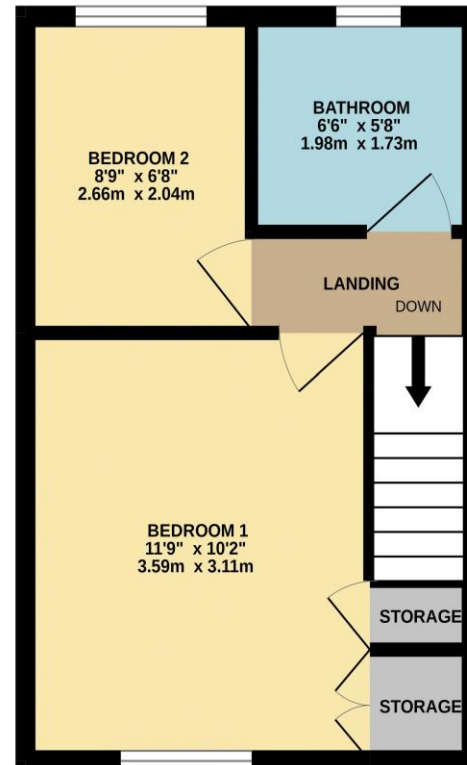
Rear Garden & Parking A fully enclosed rear garden with a patio area, shed and lawn section. A gate leads to the rear of the property with an allocated parking space.



GROUND FLOOR

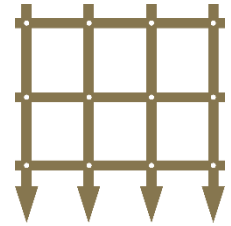


1ST FLOOR



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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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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 must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor 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.

Southgate Estates

50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk
southgateestates.co.uk