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Flat 4a, Northernhay Place, Exeter, Devon, EX4 3QL



SOUTHGATE

ESTATES

£1,500

per calendar month





Flat 4a, Northernhay Place, Exeter, Devon, EX4 3QL

A spacious two bedroom lower ground floor flat situated within an attractive period building on Northernhay Place, enjoying its own private entrance and a private garden. The property offers well-proportioned accommodation, with a generous open-plan living space and French doors opening directly onto the garden.

Northernhay Place is ideally positioned for enjoying Exeter city centre, with its range of high street shops, cafés, restaurants and leisure facilities all within easy reach. Northernhay Gardens and the historic city walls are also close by, whilst Exeter Central railway station provides convenient rail links.

- Council Tax Band: C.
- 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>.





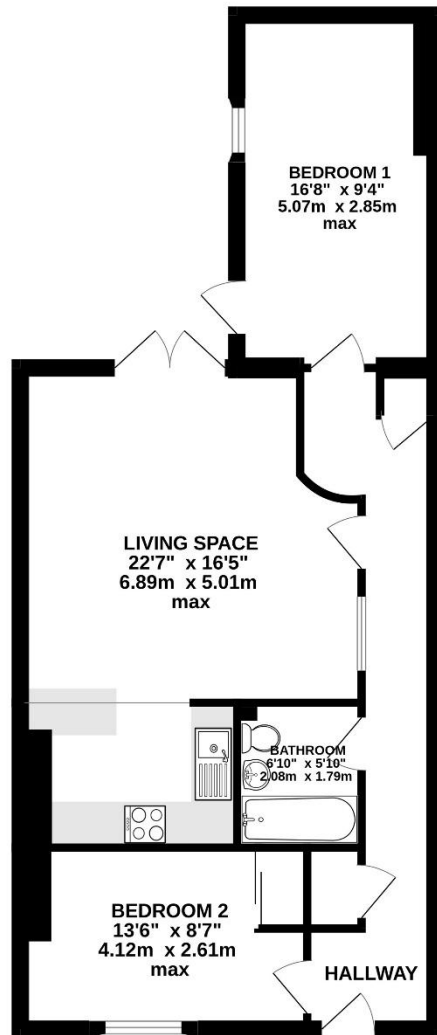
Accommodation The accommodation is accessed via a private entrance, leading into a large hallway with built-in cupboards and access to each of the rooms. The spacious open-plan living space provides ample room for both seating and dining, with French doors opening directly onto the garden. An internal window to the hallway allows additional light through to the entrance area. The kitchen is fitted with a range of matching wall and base units, worktops and an upstand, together with a stainless steel sink and drainer with a mixer tap over. Appliances include an oven with an electric hob and extractor hood over, a fridge freezer, washing machine and dishwasher. Both bedrooms are good-sized doubles. The principal bedroom is situated to the rear of the flat, with a window overlooking the garden and direct access out to the garden. The second bedroom benefits from a built-in wardrobe and a sash window to the front aspect, fitted with shutters. The bathroom comprises a close-coupled WC, pedestal wash basin with a mixer tap, and a bath with a mixer tap and shower over, as well as an extractor fan.

Outside The property benefits from its own private garden, accessed directly from the open-plan living space and principal bedroom. The garden is laid to paving, creating a pleasant, low-maintenance space for seating and dining.

- *2 Double Bedrooms*
- *Lower Ground Floor Apartment*
- *Private Garden*
- *Highly Central Location*
- *Private Entrance*
- *Available Immediately*



LOWER GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



TOTAL FLOOR AREA: 747 sq.ft. (69.4 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		
69-80	C		
55-68	D		66 D
39-54	E	47 E	
21-38	F		
1-20	G		



www.tpos.co.uk



SOUTHGATE

ESTATES

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