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32 Quarry Park Road, Exeter, Devon, EX2 5PB



SOUTHGATE
ESTATES

£1,500

per calendar month





32 Quarry Park Road

A spacious three bedroom semi-detached house located in the popular area of Broadfields. The property offers a garage and driveway, as well as a sizeable garden to the rear. The internal accommodation briefly consists of an entrance hallway with access to the lounge, dining room and kitchen, and the first floor accommodates the three bedrooms and the shower room.

The excellent location boasts a number of nearby amenities including both primary and secondary schools, medical centres, a convenience store and Woodwater Lane Play Area. Exeter's city centre is also just a short distance away with a choice of cafes, restaurants and high street shops.

- Council Tax Band D
- No Pets/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 each of the downstairs rooms and includes stairs rising to the first floor with storage below. The lounge enjoys an arch to the dining room, creating a pleasant open-plan layout. A large window faces the front aspect and sliding doors open from the dining room out to the rear garden. The modern kitchen contains a range of stylish wall and base units with fitted worktops, an upstand and a stainless steel sink with a mixer tap over. Appliances include a double oven with a gas hob, a tall fridge freezer and a washing machine. Additionally, a window faces the side aspect and a door opens to the garden.

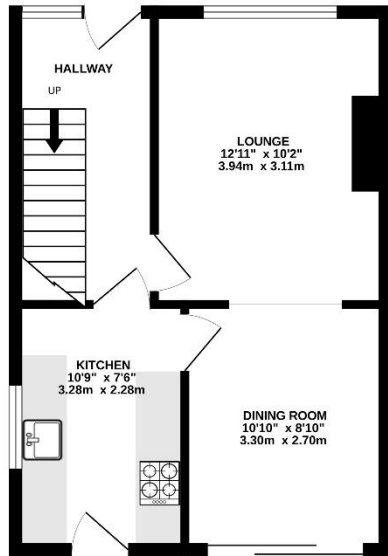
First Floor Stairs rise to the first floor landing which offers doors to the three bedrooms and the shower room, and includes a window to the side aspect. The master bedroom is a good-sized double room featuring a window to the front aspect. Bedroom two is a further double room with the advantage of a built-in cupboard and a window to the rear aspect with lovely views. Bedroom three is a single bedroom incorporating built-in storage over the stair well and a window to the front aspect. Lastly, the shower room comprises a shower cubicle, a hidden cistern WC, a pedestal wash basin and a frosted window to the rear aspect.

Garden, Garage & Parking Doors open out to the rear garden which benefits from a patio area leading out from the kitchen and dining room, providing an ideal space for outdoor seating. A path leads down the garden with a lawned section to the side, and steps to the lower garden which is laid to gravel, with a further lawned area to the end. In addition, there is a greenhouse and a shed, and a side door to the garage which is serviced by power and lighting, with an up-and-over door to the driveway.

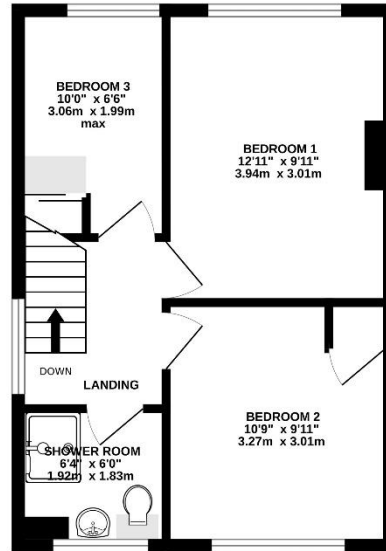
- *3 Bedrooms*
- *Semi-Detached House*
- *Enclosed Garden*
- *Garage & Driveway*
- *Popular Location*
- *Available Immediately*



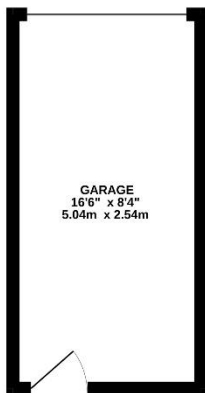
GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR
138 sq.ft. (12.8 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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		81 B
69-80	C		
55-68	D	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@southgatestates.co.uk

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