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18 Codrington Street, Exeter, Devon, EX1 2BU



SOUTHGATE

ESTATES

£1,400

per calendar month





18 Codrington Street, Exeter, Devon, EX1 2BU

A well-presented three bedroom terraced home situated in the convenient location of Codrington Street, Exeter. The property offers spacious accommodation arranged over three floors and benefits from a good-sized enclosed rear garden with outdoor storage.

The property is ideally positioned within easy reach of Exeter city centre, with a range of local amenities including shops, supermarkets, schools and transport links. The nearby quayside and riverside walks are also easily accessible, making this a particularly popular location.

- Council Tax Band B
- 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 Approaching the property, there is a useful external storage cupboard situated beside the front door. The front door opens into the entrance hallway, which provides access to the living room, and stairs rising to the first floor. The living room is a comfortable reception space, benefitting from a deep-set window to the front aspect which allows for plenty of natural light. To the rear of the property is the kitchen diner, fitted with a range of wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer with a mixer tap over. Appliances include an oven with a gas hob and extractor hood above, together with a selection of freestanding appliances. A window overlooks the rear garden. Leading from the kitchen is a versatile utility room/garden room, providing additional worktop space and a wash basin. A window and door open onto the rear garden, whilst a further door provides access to the convenient downstairs cloakroom.

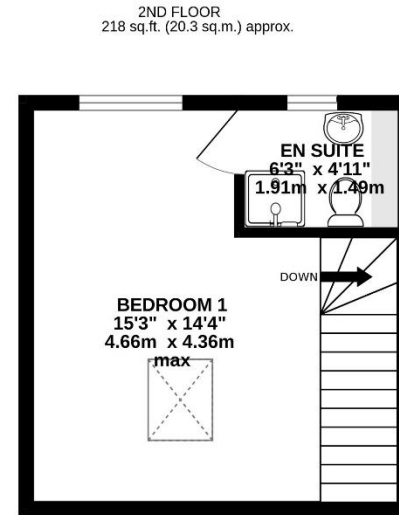
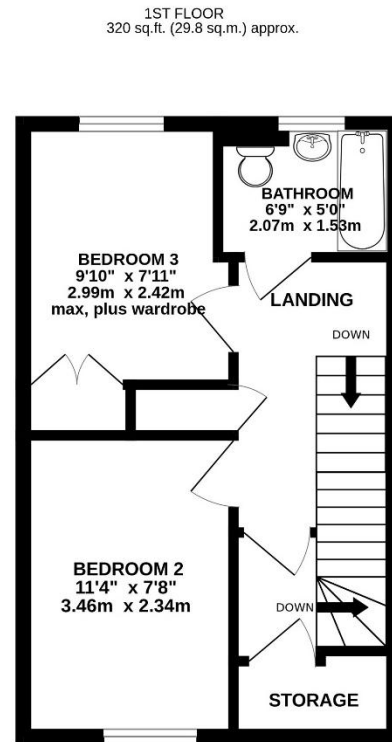
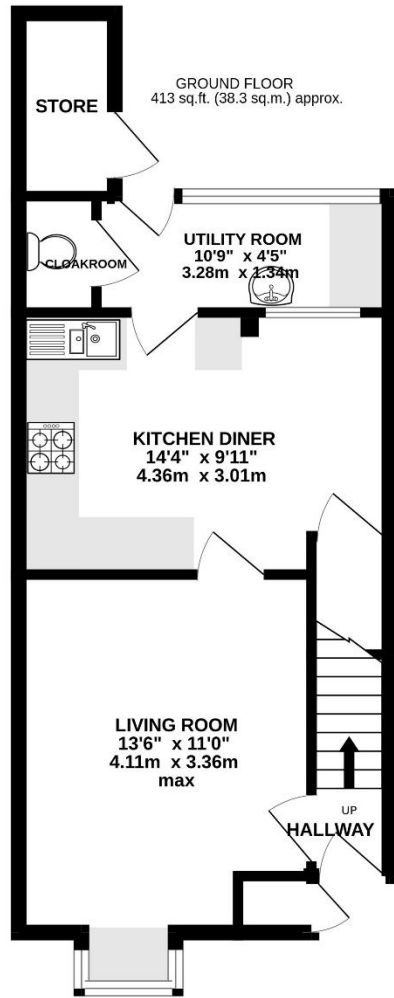
To the first floor are two of the bedrooms and the family bathroom. Bedroom two is a well-proportioned double room with a window to the front aspect, whilst bedroom three enjoys a rear aspect and benefits from a useful built-in storage cupboard. The landing also provides additional built-in storage and stairs rising to the second floor.

Occupying the top floor is the principal bedroom, a spacious room benefitting from a skylight to the front aspect and a window to the rear enjoying a pleasant outlook. The bedroom also benefits from an en suite shower room.

Outside To the rear of the property is a good-sized enclosed garden, predominantly laid to gravel for ease of maintenance, with a pathway leading through the centre. A gate provides rear access, whilst a useful garden store houses the recently installed boiler.

- *3 Double Bedrooms*
- *Available Now*
- *Good-Sized Garden*
- *Central Location*
- *Master En Suite*
- *Terraced House*





TOTAL FLOOR AREA : 951 sq.ft. (88.4 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		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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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.


SOUTHGATE
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