




SOUTHGATE
ESTATES

£950

per calendar month



0



1



1

*6 Augustus House, New North Road, Exeter,
Devon, EX4 4HL*





Studio Flat, Ground Floor, Access to Communal Garden, Central Location, Built-In Storage, Off-Road Parking & Secure Lockup

A ground floor studio apartment situated within the conveniently located Augustus House in the heart of Exeter. The property offers well-arranged accommodation together with direct access to the communal lawned gardens via French doors from the living space, as well as off-road parking and a secure lockup.

The property enjoys an excellent city centre position, providing easy access to a wide range of shops, restaurants, cafés and leisure facilities. Exeter Central and St David's railway stations are both within easy reach, whilst the historic Quayside and the city's many amenities are all readily accessible.

- Council Tax Band A
- 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.

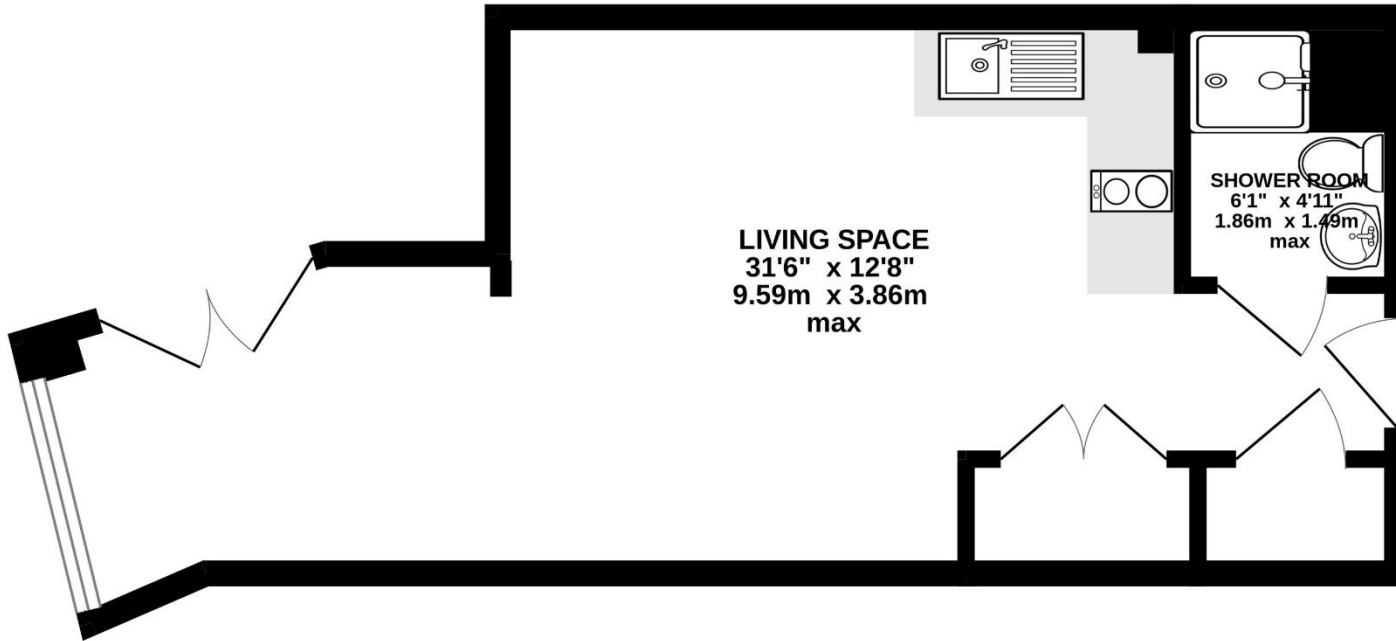
For full details of charges and fees please visit our website: <https://www.southgatestates.co.uk/lettings>

Accommodation The apartment opens directly into the open-plan living space, creating a bright and welcoming environment. The kitchen area is fitted with a range of matching 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 two-ring electric hob, along with a freestanding tall fridge freezer and a washing machine. The living and sleeping area is a well-proportioned space benefitting from French doors opening directly onto the communal lawned gardens, together with a window to the side aspect allowing for additional natural light. The room also benefits from two good-sized storage cupboards. A door leads to the shower room, comprising a shower cubicle, a pedestal wash basin with a mixer tap over and a close-coupled WC.

Outside The property enjoys direct access to the attractive communal lawned gardens, providing a pleasant outdoor space for residents to enjoy. The flat also benefits from an allocated parking space in a secure underground car park, as well as a secure lockup for storage.



GROUND FLOOR
322 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 322 sq.ft. (30.0 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.
Made with Metropix ©2026

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



www.tpos.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.



SOUTHGATE

ESTATES

50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk