



End of bus lane



SOUTHGATE  
ESTATES

£1,450

*per calendar month*



2



1



2

*Flat 2, Chestnut House, 93 Heavitree Road, Exeter,  
Devon, EX1 2ND*





## *Flat 2, Chestnut House*

A well-presented two bedroom ground floor flat, situated in a convenient location on Heavitree Road, Exeter, offering spacious and modern accommodation. The property further benefits from an allocated parking space.

The property is positioned within easy reach of a wide range of local amenities, including shops, cafés and regular transport links, while Exeter city centre and the Royal Devon and Exeter Hospital are both easily accessible, making it a particularly practical location.

- Council Tax Band: C
- No Smokers
- Minimum 2 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>





*Accommodation* The front door opens into the entrance hallway which provides access to each of the main rooms. The living space is a large open-plan lounge diner which provides a bright and versatile area for both relaxing and entertaining, with a window to the rear aspect allowing for natural light, and there is ample space for dining.

An archway leads through to the kitchen, which is well-proportioned and fitted with a range of modern wall and base units complemented by solid oak worktops, a tiled splashback and a stainless steel sink and drainer with a mixer tap over. Appliances include an integrated oven with a gas hob, a dishwasher and washing machine, along with a freestanding fridge freezer. The kitchen benefits from two skylights and double doors opening to the outside, creating a light and airy feel, along with access to the rear parking.

There are two double bedrooms, both of which are well-sized and benefit from their own en suite shower rooms. The principal bedroom is particularly attractive, featuring a bay window to the front aspect.

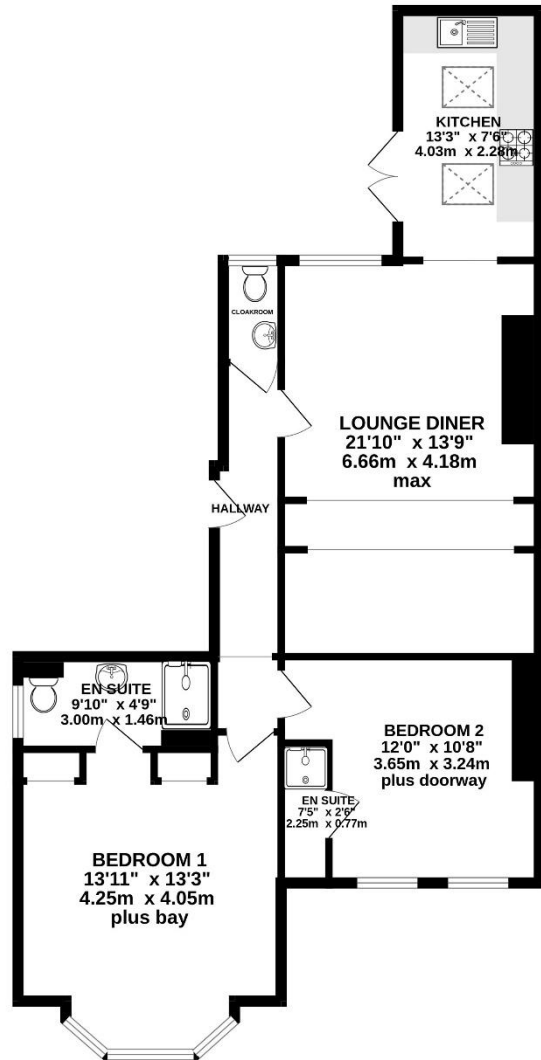
In addition, the property offers a separate cloakroom, adding further convenience for guests.

*Outside* The property benefits from an allocated parking space, providing valuable off-road parking.

- *2 Double Bedrooms*
- *Ground Floor Flat*
- *Off-Road Parking*
- *Well-Presented*
- *Convenient Location*
- *Available Immediately*



GROUND FLOOR  
870 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 ESTATES  
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