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Flat 1, 126a, Fore Street, Exeter, Devon, EX4 3JQ

SOUTHGATE ESTATES

£1,000

per calendar month







Flat 1, 126a, Fore Street, Exeter, Devon, EX4 3JQ

A well-presented one bedroom flat located in a highly-central location close to Exeter's high street shops, cafes and restaurants. The flat is situated on the first floor and boasts a private balcony with far-reaching views across the city. The internal accommodation briefly consists of an entrance hallway with access to the living room leading into the kitchen and balcony, as well as a double bedroom with a built-in wardrobe and a shower room.

The excellent location offers a number of nearby amenities and would be well-suited to anyone desiring city centre living. The flat is also ideally placed for access to the nearby quayside, hosting many more independent shops restaurants and waterside walks.

- 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.southgateestates.co.uk/lettings.





Accommodation

The front door opens from the communal landing to the flat's hallway which provides access to each of the internal rooms.

Located to the rear is the living room which enjoys French doors opening directly out to a private balcony with lovely far-reaching views across the city. A door leads into the kitchen which contains a range of matching wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an oven with a gas hob and extractor hood over, a fridge freezer and a washing machine. There is also a window to the rear aspect.

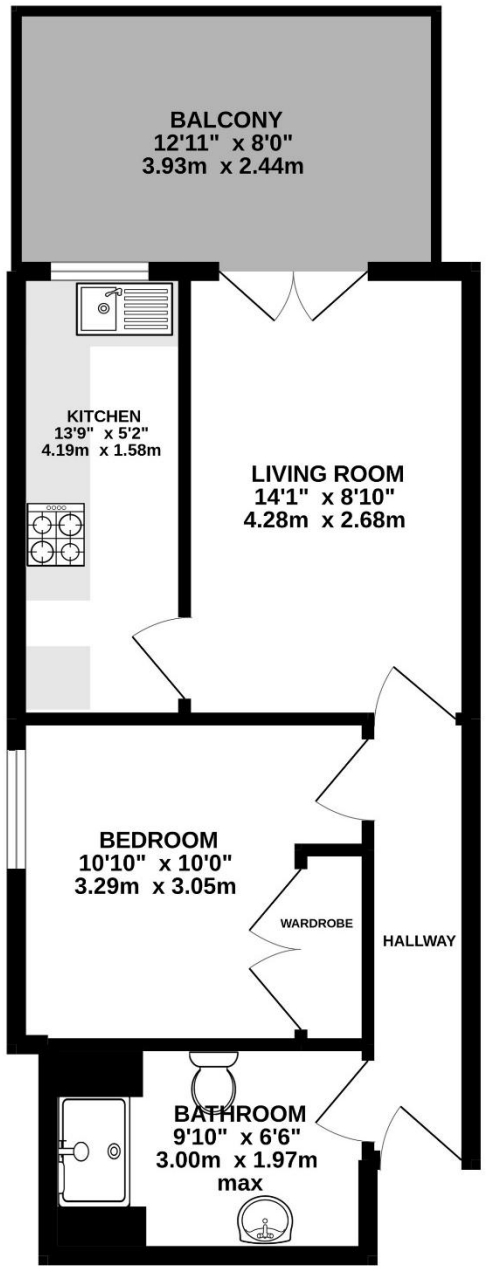
The double bedroom boasts a large built-in wardrobe, offering valuable storage space and a window faces the side aspect.

Lastly, the spacious shower room comprises a close-coupled WC, a pedestal wash basin and a shower cubicle.

- *One Bedroom*
- *First Floor Flat*
- *Available from Mid December*
- *Private Balcony*
- *Central Location*
- *Built-In Storage*

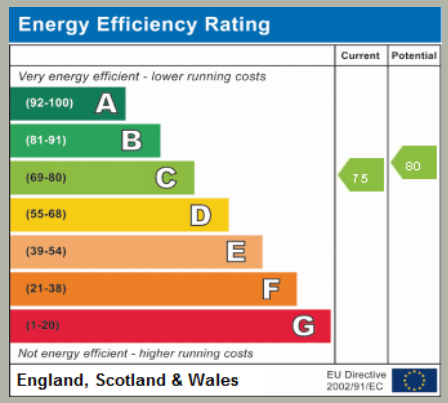


FIRST FLOOR



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



The Property Ombudsman

www.tpos.co.uk

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SOUTHGATE
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