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37 Clifton Road, Exeter, Devon, EX1 2BN



SOUTHGATE
ESTATES

£1,695

per calendar month





37 Clifton Road, Exeter

A spacious four bedroom townhouse located in a central location close to Exeter's high street. The internal accommodation has been recently refurbished and includes a newly fitted kitchen, a sizeable living room, family room and a cloakroom on the ground floor, as well as a patio area with access to the front of the property. Upstairs over two floors are the four bedrooms, a bathroom and a useful utility room.

Located in Newtown, close to the City Centre, the property enjoys close proximity to many local amenities, including Waitrose, several local schools, Exeter University's St Luke's Campus and the Royal Devon & Exeter Hospital. The delightful Belmont Park is also a short distance away.

- Council Tax Band B
- 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 into the family room, a multi-functional reception room enjoying windows to the front and side aspects allowing a good degree of natural light. There is also a built in cupboard and access to the lobby area, where the downstairs cloakroom is located. The spacious living room offers French doors opening out to the patio area and built in storage. There is also a door to the cellar which could be used for storage. An archway opens into the modern fitted 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. There is an integrated oven, as well as space for a tall fridge freezer and other under counter appliances. A window faces the front aspect and a door opens to the patio.

First Floor Stairs rise to the first floor which accommodates three of the bedrooms, the newly fitted bathroom and the useful utility space. The largest of the bedrooms spans the width of the property and provides ample built-in storage. Stairs rise to the second floor.

Second Floor The master bedroom is located on the top floor of the property and includes a window to the front aspect, a Velux window to the side aspect with a pleasant outlook, and built-in storage to the eaves.

- *4 Bedrooms*
- *Recently Refurbished*
- *Central Location*
- *Available Immediately*
- *Spacious Accommodation*
- *Townhouse*

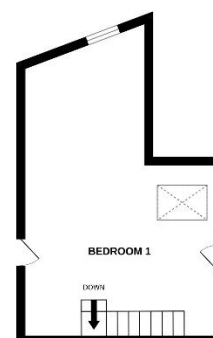
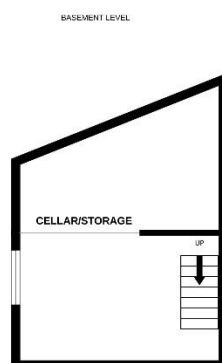
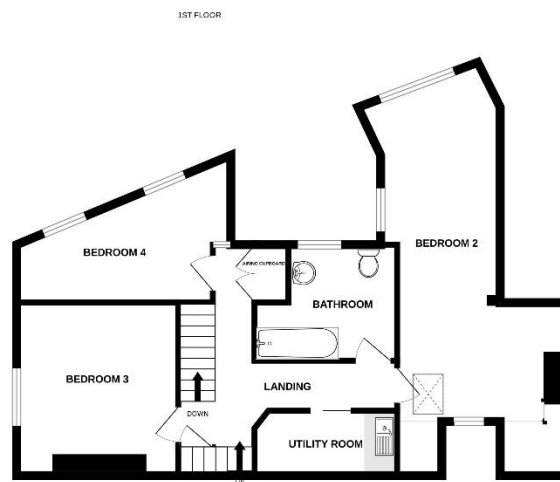
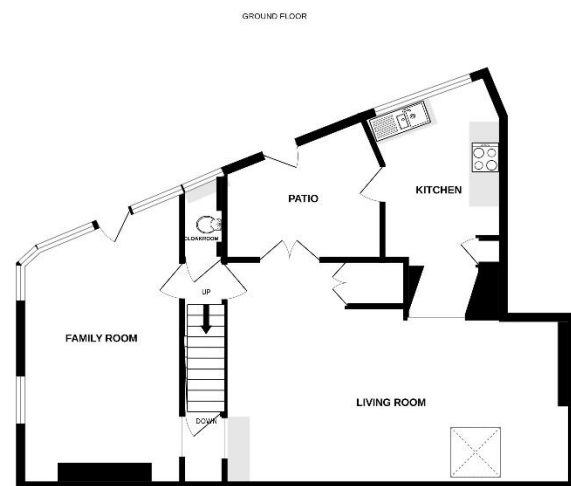


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



www.tpos.co.uk



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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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.



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