



SOUTHGATE

ESTATES

31 St Leonards Avenue, Exeter,
Devon, EX2 4DL
£1,200 per calendar month



Available 1st April 2023, 2 Double Bedrooms, St Leonards Location with Estuary Views, Open Plan Living Space, Enclosed Rear Garden, Close to Local Amenities

Ideal for working professionals this beautifully presented two bedroom home is located in the sought after area of St Leonards.

This location is very close by to the popular quayside offering a variety of restaurants, cafes and boutique shops.

The accommodation includes a spacious open-plan lounge diner, a kitchen with an additional utility space, two double bedrooms and a bathroom upstairs. An enclosed garden is situated to the rear with a pleasant outlook across a private allotment, and the River Exe can be viewed from the master bedroom.

Permit Parking can be applied for.

With such a great location, internal viewing is highly advised.

Council Tax Band: C

No Smokers.

Pets Considered at an additional rent of £25 per calendar month.

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>

Entrance Vestibule & Hallway The front door opens to the entrance vestibule and hallway which includes a radiator, stairs to the first floor and a door to the lounge diner.

Lounge Diner 23' 0" x 10' 6" (7.01m x 3.21m) A spacious open-plan reception room with an archway between the rooms. The dining area incorporates fitted shelving, a radiator, a door to the kitchen and fitted cupboards into the alcoves. The lounge area benefits from a uPVC double glazed bay window to the front aspect, a decorative cast-iron fireplace and a radiator.

Kitchen 14' 1" x 7' 0" (4.3m x 2.13m) Containing a range of wall and base units with solid wood worktops and an additional fitted worktop with a 1.5 bowl sink with drainer grooves and a flexi-hose mixer tap over. Integrated appliances include an oven with a 5-ring gas hob and extractor hood over, and space is provided for a dishwasher, a fridge and a freezer. There is also spotlighting, a built-in storage cupboard, a radiator, an arch to the lobby and a uPVC double glazed window to the rear aspect.

Lobby 5' 10" x 3' 3" (1.77m x 0.98m) Consisting of a a uPVC double glazed sliding door to the garden, a wall-mounted cupboard, an obscured uPVC double glazed window to the side aspect and a solid wood worktop with space above/below for a washing machine and tumble dryer.

Stairs & Landing Stairs rise to the first floor landing which provides doors to the two bedrooms and the bathroom.

Bedroom 1 13' 4" x 10' 5" (4.06m x 3.17m) + bay window A generous double bedroom enjoying a uPVC double glazed bay window to the front aspect, a radiator and a built-in wardrobe.

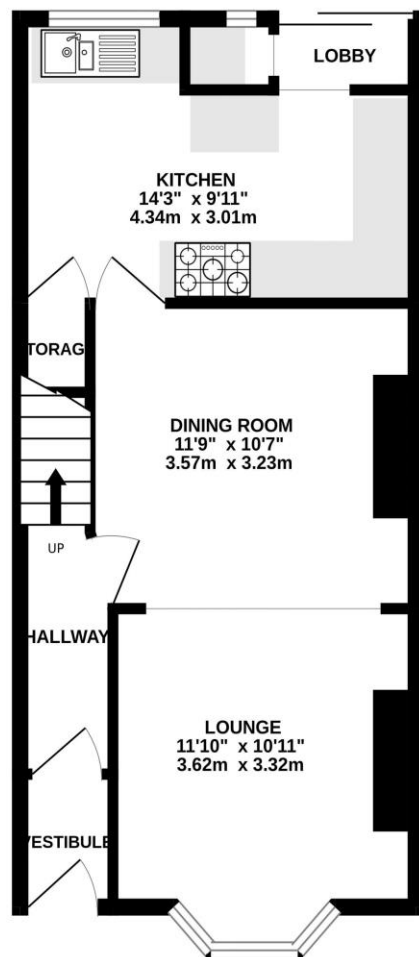
Bedroom 2 10' 8" x 7' 9" (3.24m x 2.35m) Another double bedroom with the advantage of a uPVC double glazed window to the rear aspect, a radiator and a built-in wardrobe.

Bathroom 7' 10" x 7' 10" (2.39m x 2.38m) Comprising a close-coupled WC, a pedestal wash basin with a mixer tap over and a bath with a mixer tap and shower over. There is also a radiator, an extractor fan, an obscured uPVC double glazed window to the rear aspect, part-tiled walls and a cupboard housing the Worcester combination boiler.

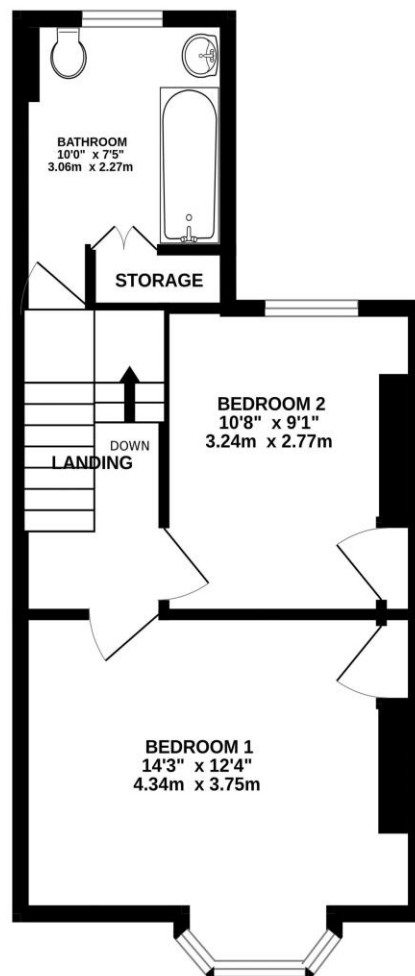
Garden An enclosed low-maintenance rear garden which is mainly paved with raised planters and an elevated area of decking which has a pleasant view over allotments and the church.



GROUND FLOOR



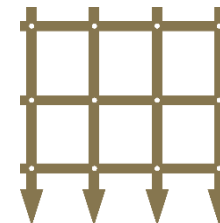
1ST FLOOR



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 Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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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 must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor 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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