



SOUTHGATE

ESTATES



£950 PER CALENDAR MONTH

5 CLARENCE ROAD, EXETER, DEVON, EX4 1BL

3 BEDROOMS. BEAUTIFULLY PRESENTED. ENCLOSED REAR GARDEN.
UTILITY ROOM. FAMILY BATHROOM & EN SUITE. KITCHEN BREAKFAST ROOM.



CLARENCE ROAD, EXETER

This attractive three bedroom property is located within the popular area of St Thomas, providing easy access to the amenities of Cowick Street, a nearby play park, and good access to Exeter City Centre with all its amenities, such as shops and entertainment facilities, and the A30, A38 and M5 for easy commuting.

The internal accommodation comprises an entrance hallway, dining room opening to the lounge, a kitchen breakfast room with door to the useful utility room and additional family room. Upstairs, are two of the bedrooms and the family bathroom with a further set of stairs to another double bedroom with en suite on the top floor. Externally, the property benefits from a fully enclosed rear garden.

No Pets, No Smokers, No DSS/HB, Minimum 6 Month Let,

Subject to Credit Referencing and Affordability, Fees Apply

THE ACCOMMODATION COMPRISES: ENTRANCE HALLWAY

The front door opens to the entrance hallway which incorporates a fitted doormat, laminate flooring, a radiator and a door to the dining room along with stairs to the first floor.

DINING ROOM

11' 2" x 10' 5" (3.40m x 3.18m)

Containing laminate flooring, an under-stairs storage cupboard, an archway through to the lounge and a door to the kitchen breakfast room.

LOUNGE

10' 9" x 10' 2" (3.28m x 3.11m)

Enjoying a uPVC double glazed bay window to the front aspect, laminate flooring and a radiator.

KITCHEN BREAKFAST ROOM

13' 0" x 9' 3" (3.97m x 2.83m)

Fitted with a range of matching wall and base units with roll-edge worktops, a stainless steel 1.5 bowl sink and drainer unit with a flexi mixer tap over and gas hob with extractor fan over. Integrated appliances include a wall mounted double oven, fridge freezer and a dishwasher. The Vaillant combination boiler is also located here. Additionally there is spotlighting, a fitted breakfast bar and a door through to the utility room.

UTILITY ROOM

8' 2" x 5' 3" (2.48m x 1.60m)

Benefitting from fitted units with roll-edge worktops incorporating a stainless steel sink with a mixer tap over, along with space and plumbing below for both a washing machine and a tumble dryer. A door leads to the family room and the rear garden.





FAMILY ROOM

9' 8" x 7' 9" (2.94m x 2.37m)

A multi-functional room featuring laminate flooring, an obscured uPVC double glazed window to the rear and a radiator.

FIRST FLOOR LANDING

Stairs rise from the ground floor to the first floor landing where doors provide access to the bathroom and two of the bedrooms with a further set of stairs to the second floor landing.

BATHROOM

8' 6" x 7' 7" (2.60m x 2.30m) min

A beautifully presented family bathroom comprising a bath with mixer tap over and shower attachment as well as separate shower and cubicle, hidden cistern WC, wash basin with mixer tap and vanity unit below. The bathroom also boasts fully tiled walls and flooring along with under floor heating, a heated towel rail, extractor fan, fitted cupboard and spotlighting. An obscured uPVC double glazed window is to the rear.

BEDROOM 1

14' 3" x 10' 2" (4.34m x 3.10m)

A spacious master bedroom including two uPVC double glazed windows to the front aspect and a radiator.



BEDROOM 2

10' 5" x 8' 9" (3.17m x 2.67m)

Currently used as an office, this second double bedroom contains a uPVC double glazed window to the rear aspect and a radiator.

SECOND FLOOR LANDING

Stairs from the first floor lead to the second floor landing which has the advantage of a uPVC double glazed window to the rear overlooking the park and a door to the third bedroom.

BEDROOM 3 & EN SUITE

10' 1" x 5' 3" (3.08m x 1.60m) Plus 8' 6" x 6' 2" (2.60m x 1.89m)

A third generous double bedroom with the advantage of storage into the eaves, a uPVC double glazed window overlooking the garden and park beyond, along with a radiator, dressing area with skylight above and a sliding door to the en suite. The en suite is well equipped with laminate flooring, a wash basin with mixer tap over and vanity unit below, close coupled WC, bath with mixer tap over and shower attachment, heated towel rail and a skylight to the front.

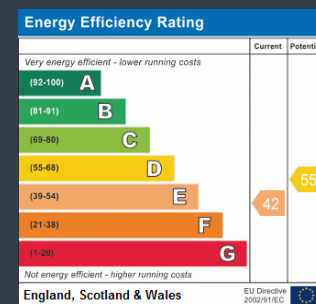
GARDEN

The fully enclosed, walled rear garden is paved for low maintenance and provides a gate with access to a service lane behind and a shed.





For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2017



Telephone:
01392 207 444

E-mail:
info@southgatestates.co.uk

Website:
www.southgatestates.co.uk

Address:
50-51 South Street, Exeter, Devon EX1 1EE

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.



www.tpos.co.uk