



SOUTHGATE

ESTATES

Flat 1, 2, Richmond Road,
Exeter, Devon, EX4 4JA
£1,495 *Per Calendar Month*



Two Double Bedrooms, Lower Ground Floor Flat, Private Enclosed Garden, Own Entrance, Ample Built-In Storage, Central Location

A unique and spacious furnished garden flat situated in a highly central location close to Exeter's High Street. The flat comes with a new boiler and carpets, and is approached by a private set of stairs down to the entrance which opens into a utility room with a door to the generous open-plan living space. An inner hallway allows access to the two double bedrooms and the bathroom. Externally, the flat boasts its own walled garden with sole use for the occupant, making this an ideal private space for seating.

The excellent location benefits from a number of nearby amenities including a variety of shops, cafes and restaurants along the popular Queen Street which leads straight onto Exeter's High Street. In addition, Central Train Station is just round the corner, along with a GP surgery, dentists, a convenience store and the delightful Bury Meadow Park.



- Council Tax Band A
- No Pets
- No 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>

Accommodation A private staircase leads down to the entrance which opens to a useful utility room incorporating a range of wall and base units with a fitted worktop, a freestanding freezer, washing machine and tumble dryer.

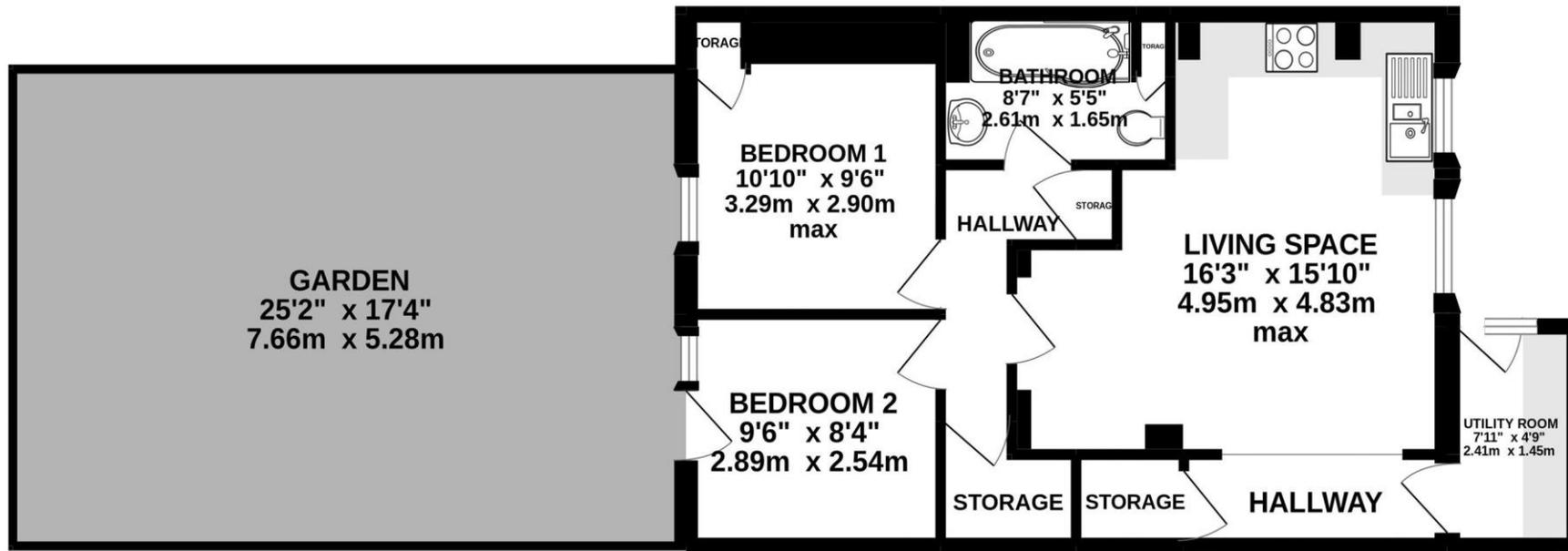
A door opens into the generous open-plan living space which features windows to the side aspect, ample built-in storage and a door into the inner hallway. The space comes fully-furnished, with a range of seating, a television, a dining table and chairs, side table etc. The kitchen area contains a range of wall and base units with a fitted worktop and a 1.5 bowl stainless steel sink and drainer with a mixer tap over. The Glow Worm boiler is located here, along with space for an oven and a fridge.

The inner hallway provides doors to the two double bedrooms, (both furnished with double beds), the bathroom and two further built-in storage cupboards. The master bedroom benefits from a built-in cupboard and the second bedroom boasts a door leading out to the garden.

Outside The flat has the advantage of its own private garden. Steps lead down from the second bedroom to the walled outdoor space which is mainly laid to gravel, incorporating flowerbed borders which are stocked with various shrubs, plus a built-in BBQ, an outdoor dining table and chairs.



RICHMOND ROAD



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 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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