



SOUTHGATE

ESTATES

10 Sivell Place, Exeter,  
Devon, EX2 5ET

£2,400 *per calendar month*



## Student Let from September 2024, Fully Furnished, 4 Bedrooms, 2 Ensuites, Renovated to a High Standard, Ideal for St Luke's Campus, Enclosed Rear Garden

This fantastic four bedroom character property has been recently renovated to a high standard and is situated in a tucked away location in the highly popular area of Heavitree, within close proximity to a wide range of local amenities including local shops, supermarkets, restaurants, churches, doctors' surgery and schools. The property is also very close to Heavitree Park and the RD&E Hospital, and Heavitree benefits from good access to Exeter city centre and the M5 motorway. The internal accommodation briefly comprises an entrance hallway, a living room, dining room and kitchen on the ground floor. Upstairs the first floor provides access to two bedrooms and one communal shower room, the top floor allows access to the further two bedrooms, one with en-suite shower room and the other with an en-suite bathroom. Externally, the property boasts a low-maintenance garden to the rear, and a useful utility room/store. With so much to offer, further viewing is highly recommended in order to appreciate all that is offered.

- 11 Month Let from September 2023
- Rent is £600 per person per month, £2400 for the whole property.
- Bills Excluded.
- 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 Hallway The front door opens to the entrance hallway which includes space for coats and shoes, a radiator, wooden flooring, dado rails, and access to the living room and dining room. Stairs rise to the first floor incorporating built-in storage below.

Living Room 15' 2" x 9' 9" (4.62m x 2.97m) An attractive reception room boasting a wood-burner, picture rails, wooden flooring, a radiator, and a window to the front aspect.

**Dining Room** 14' 2" x 8' 8" (4.31m x 2.65m) plus storage A good-sized room with the advantage of an open-fireplace with built-in storage to the sides, a further built-in storage cupboard under the stairs, wooden flooring, dado and picture rails, and a radiator. A window faces the rear aspect, and a door opens to the kitchen.

**Kitchen** 11' 1" x 8' 2" narrowing to 5' 10" (3.37m x 2.48m) Containing a range of base units with oak worktops, a tiled splashback, and a 1.5 bowl ceramic sink and drainer unit with a mixer tap over. Appliances include a range cooker, a dishwasher, and a fridge. The Worcester boiler is also located here, along with tiled flooring, a radiator, a window to the side aspect and a door to the garden.

**First Floor Landing** Stairs rise to the first floor landing which provides doors to two of the bedrooms and the shower room, a further set of stairs to the second floor.

**Bedroom 1** 12' 10" x 8' 11" (3.91m x 2.72m) A spacious double bedroom furnished to a high standard with a uPVC double glazed window to the rear aspect.

**Bedroom 2** 15' 1" x 9' 9" (4.59m x 2.98m) A further double bedroom enjoying a built-in double wardrobe and a double glazed sash window to the front aspect.

**Shower Room** 7' 4" x 5' 0" (2.24m x 1.52m) Comprising a large shower cubicle with a waterfall showerhead and an additional handheld attachment, a low-level WC, and a vanity unit wash basin with a tiled splashback. In addition there is a heated towel rail, and a uPVC double glazed window to the front aspect.

**Second Floor Landing** Stairs rise to the second floor landing with doors to the two remaining bedrooms.

**Bedroom 3 + Ensuite Bathroom** 15' 1" x 8' 10" (4.59m x 2.69m) A well-proportioned double bedroom with a uPVC double glazed window to the front aspect and a door into the en-suite bathroom. The bathroom benefits from a skylight above a bath with waterfall shower and handheld attachment, a WC, a vanity wash basin and a heated towel rail.

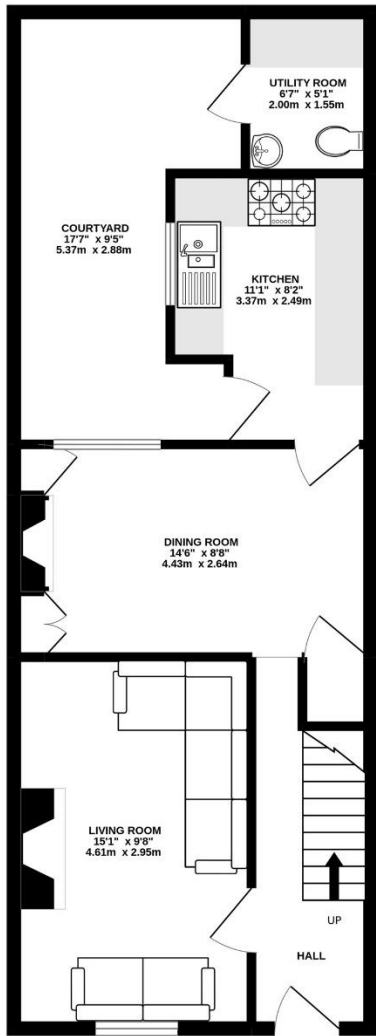
**Bedroom 4 + En-Suite Shower** 10' 10" x 8' 11" (3.31m x 2.73m) + En-Suite Shower The final bedroom offers a radiator and a uPVC double glazed window to the rear aspect with a door into the en-suite shower room. The en-suite has a large shower cubicle with waterfall shower and handheld attachment, a vanity sink unit, a WC and a heated towel rail.

**Utility Room/Store** 6' 11" x 5' 7" (2.1m x 1.69m) A useful space with access from the garden, consisting of a worktop with a washing machine and tumble dryer below, and a counter-top fridge and freezer above. There is also a pedestal wash basin, and a low-level WC.

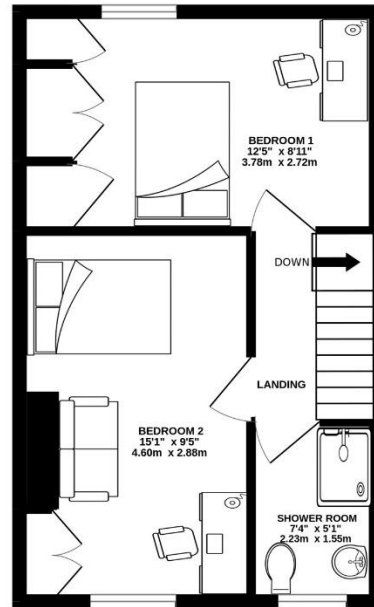
**Garden** A low-maintenance enclosed rear garden which is mainly paved providing space for seating. Additionally there is an outdoor tap and a plant bed border. A door opens to the utility room/store.



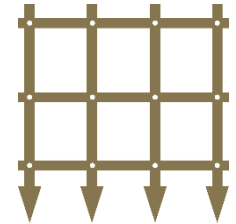
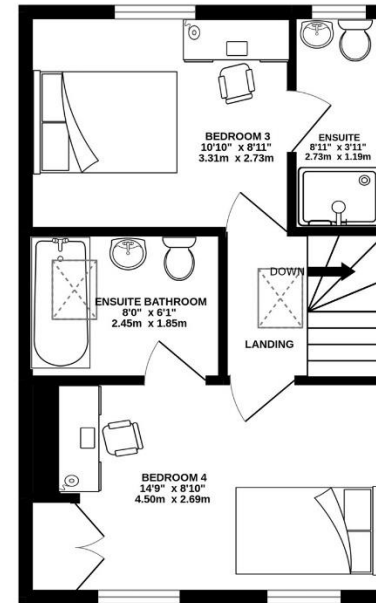
GROUND FLOOR



1ST FLOOR



2ND 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)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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