

SOUTHGATE

ESTATES



Flat 1, 41, Springfield Road,
Exeter, Devon, EX4 6JL
£800 *per calendar month*



One Bedroom, Ground Floor Flat, Private Garden, Available Immediately, Convenient Location, Spacious Accommodation

A spacious ground floor flat located in a central location close to Exeter's high street. The flat benefits from its own enclosed garden to the rear, and internally features an entrance hallway leading to the living room, bedroom and kitchen. There is also a lobby with doors to the bathroom and garden.

The fantastic location offers a range of nearby amenities, including the many high street shops, restaurants and cafes situated in the city centre, as well as GP surgeries, convenience stores and St James Station, ideal for commuters looking to travel in and out of Exeter.



- 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.

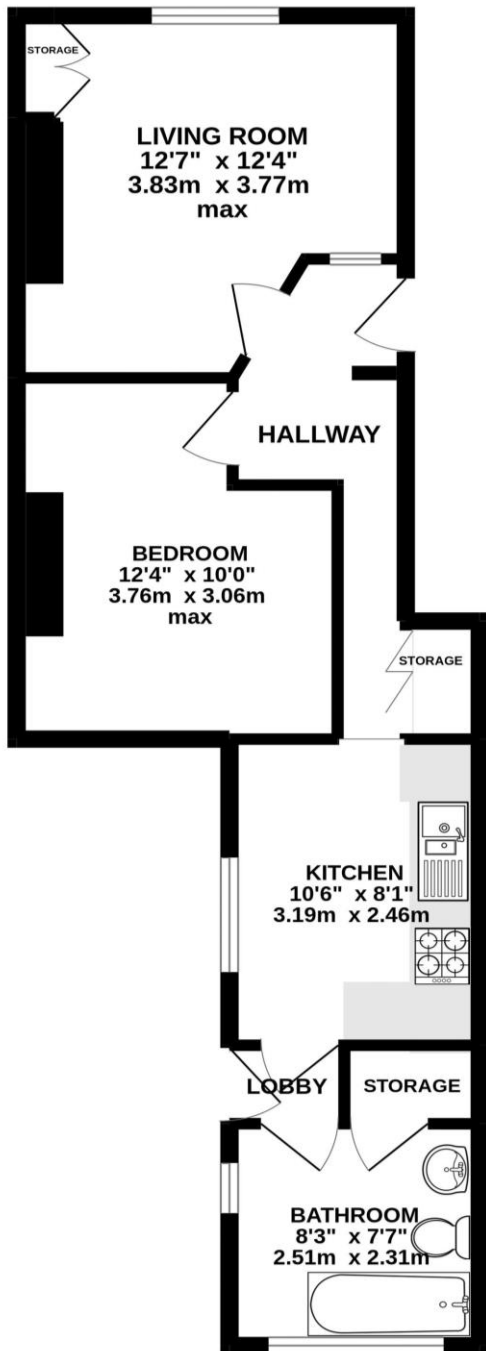
For full details of charges and fees please visit our website:
<https://www.southgatestates.co.uk/lettings>



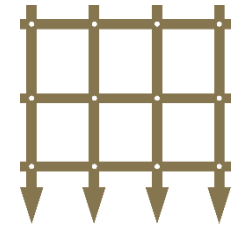
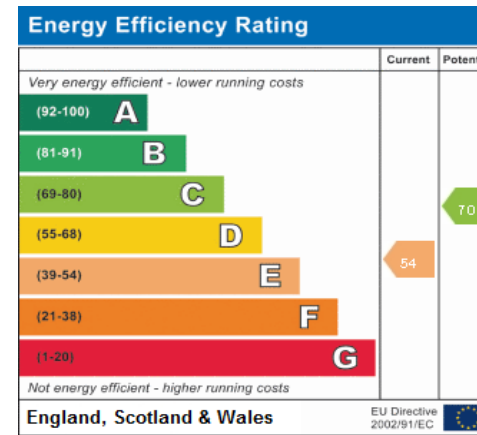
Accommodation The front door opens to the entrance hallway which provides access to the living room, bedroom and kitchen diner. There is also a built-in storage cupboard. The attractive living room enjoys a window to the front aspect, a further feature arch window into the hallway, wooden floorboards and a fireplace incorporating storage into the alcoves. The next door along opens to the spacious bedroom which is complemented by a window to the rear aspect which overlooks the garden, as well as wooden floorboards and a chimney breast with an exposed brick recess. The good-sized kitchen diner contains a range of matching wall and base units with fitted worktops and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an oven with a gas hob, and space is available for a tall fridge freezer, plus a washing machine. There is also a window to the side aspect and a door opening to the lobby which allows access to the bathroom and garden. Lastly, the bathroom comprises a pedestal wash basin, a close-coupled WC and a bath with a mixer tap and shower head over. In addition there is a built-in storage cupboard and windows to the side and rear aspects.

Garden The flat boasts its own enclosed garden which consists of a patio area leading out from the lobby with a garden shed and space for potted plants. An archway opens to the main section of garden which is also mainly paved, incorporating a variety of established plants and shrubs to the sides. There is also a feature pond and gravelled area for seating.





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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