



SOUTHGATE

ESTATES

Top Floor Flat, 9 Union Road,
Exeter, Devon, EX4 6HX
£800 per calendar month



Two Bedrooms, Top Floor Maisonette, Excellent Location, Spacious Accommodation, Available Immediately, Close to Amenities

A spacious maisonette located in the popular area of St James. The internal accommodation briefly consists of an entrance hallway, a generous living room with access to the kitchen, a bathroom and a bedroom on the entrance floor. Upstairs is another bedroom which is very well-proportioned. The flat is close to a number of nearby amenities, including convenience stores, various pubs, a GP surgery and pharmacy, plus St James Park Station and bus links into the city centre.



- 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>

Entrance Floor The front door opens into the flat's entrance hallway which provides doors to the living room, one of the bedrooms and the bathroom, as well as stairs rising to the top floor.

The spacious living room enjoys a window to the front aspect and two built-in cupboards. An archway opens to the kitchen which contains a range of wall and base units with fitted worktops, a tiled splashback and a stainless steel sink and drainer unit with a mixer tap over. Appliances include a double oven with an electric hob and a tall fridge freezer. A window faces the front aspect.

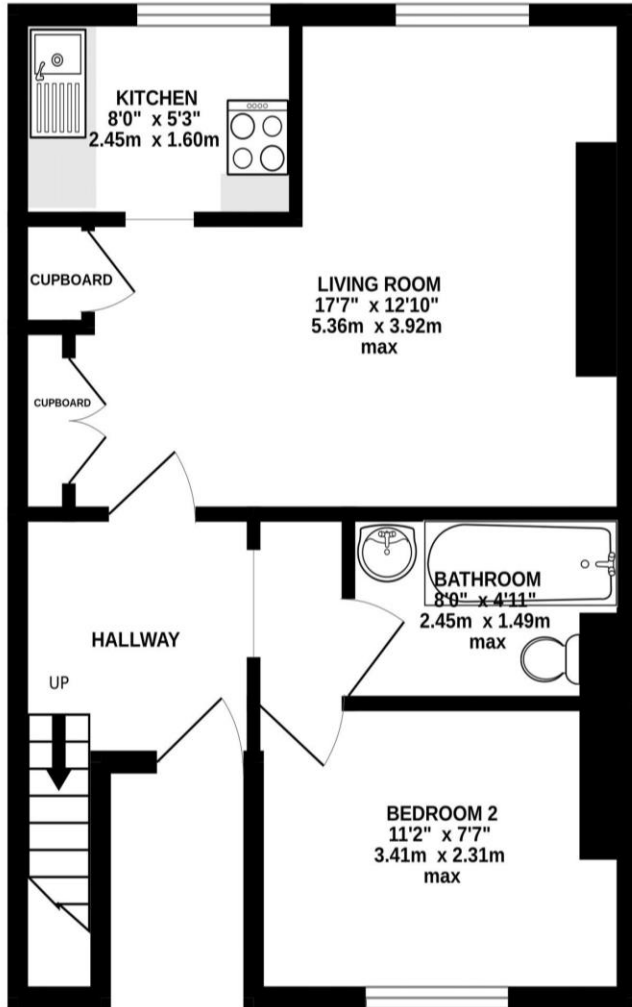
The bedroom located on this floor features a window to the rear aspect with far-reaching views across the city.

Lastly there is a bathroom comprising a close-coupled WC, a pedestal wash basin and a bath with a mixer tap and shower over.

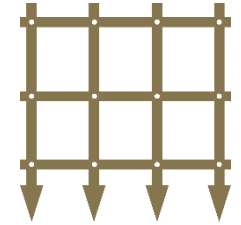
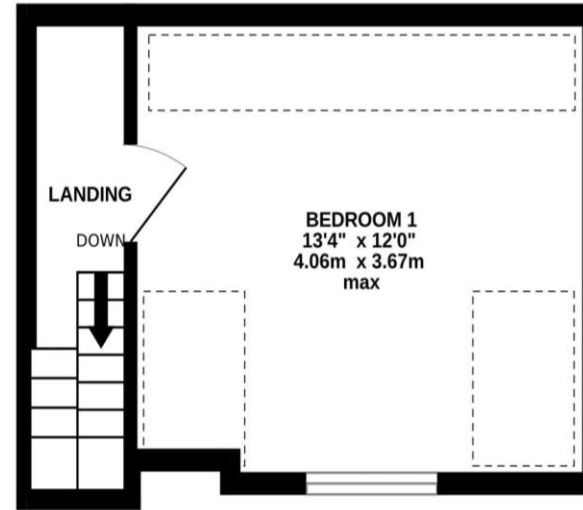
Top Floor Stairs rise to the first floor which includes a small landing area, and a door to the master bedroom, which is well-proportioned and benefits from storage into the eaves and a window to the rear aspect with a pleasant outlook.



ENTRANCE FLOOR



TOP 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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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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