

SOUTHGATE

ESTATES

Room 3, 8 Mercer Court,
Bishop Westall Road, Exeter, EX2 6NL
£590 per calendar month



Available Immediately, Utilities Included, Allocated Parking Space & On-Street Parking, Enclosed Garden, Well-Presented, Popular Location

Room 3 available to let in this recently refurbished six bedroom end of terrace house located in Countess Wear. To be rented on a Room Only Assured Shorthold Tenancy Agreement with Utility Bills Included. Single Occupancy per room only. The internal accommodation briefly consists of an entrance hallway with doors to two of the bedrooms, a shower room, the cloakroom and the open-plan living space. Upstairs are a further four double bedrooms and an additional shower room. Externally the property boasts an enclosed rear garden.

The location offers a range of nearby amenities and also benefits from good access into the City Centre with various bus routes. Additionally the property is well placed for access to the M5 and the RD&E Hospital. We highly recommend further internal viewing to appreciate all that is offered.

- Utility Bills Included in Monthly Rental Price.
- Weekly Communal Clean Included.
- Council Tax Band C.
- 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 Hallway The front door opens to the entrance hallway which includes doors to two of the bedrooms, the shower room, cloakroom and living space, as well as a built-in cupboard, stairs to the first floor and a radiator.



Shower Room 9' 4" x 3' 7" (2.84m x 1.08m) A convenient downstairs shower room comprising a shower cubicle with a waterfall head and additional handheld attachment, a close-coupled WC and a wash basin with a mixer tap over and a vanity unit below. Additionally there is a heated towel rail and an extractor fan.

Cloakroom Consisting of a close-coupled WC, a wash basin with a tiled splashback, a mixer tap over and a vanity unit below and an extractor fan.

Open-Plan Living Space 22' 10" x 15' 7" (6.96m x 4.75m) max An impressive open-plan living space containing a range of modern wall and base units with fitted worktops incorporating a stainless steel sink and drainer unit with a mixer tap over. Appliances include an oven with an electric hob and tiled splashback, a microwave, toaster and kettle, and space is provided for two under-counter appliances and a tall fridge-freezer. There is also a radiator, spotlighting and an opening to the seating/dining area which is complemented by a skylight and a double glazed door leading out to the garden. Furniture includes a corner sofa, a TV and stand and a dining table with six chairs.

Stairs & Landing Stairs rise to the first floor landing which provides doors to the remaining four bedrooms and the shower room.

Bedroom 3 15' 5" x 8' 8" (4.69m x 2.64m) Complemented by double glazed windows to the front rear and side aspects, a TV point, a radiator, a double bed, a desk and chair and a wardrobe.

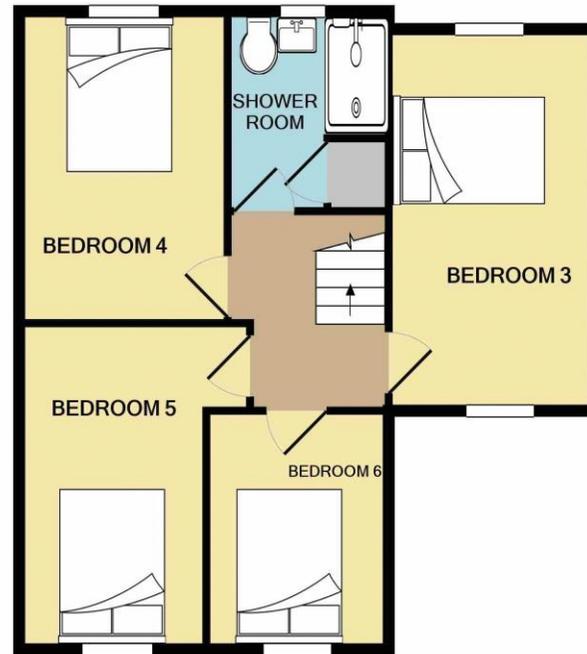
Shower Room 8' 1" x 6' 8" (2.46m x 2.03m) max Incorporating a hidden cistern WC, a wash basin with a mixer tap over and a vanity unit below and a large shower cubicle with a waterfall head and additional handheld attachment. There is also a heated towel rail, an extractor fan, a cupboard housing the boiler and an obscured double glazed window to the front aspect.

Garden An enclosed rear garden partially laid to gravel and including a garden shed.

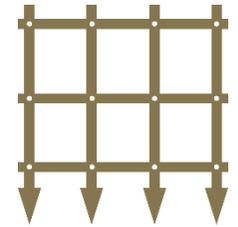




GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | 70 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



www.tpos.co.uk

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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