

SOUTHGATE

ESTATES



1 Savile Road, Exeter, Devon,
EX4 1PR

£1,350 per calendar month



Available from 28th July 2023

3 Bedroom Well-Presented Terraced Property, Extended Open-Plan Kitchen Diner,
South-Facing Rear Garden, Ample Off-Road Parking, Close to Local Amenities

Welcome to this charming 3-bedroom terraced house located in the desirable area of St Thomas in Exeter. Boasting a delightful interior, this property offers a comfortable and stylish living space.

As you step inside, you'll be greeted by a light and spacious hallway, leading through to a lounge and an extended kitchen diner to the rear. The seamless connection between the kitchen and dining area allows for effortless interaction with family and guests. Additionally, the ground floor features a downstairs cloakroom, offering practicality and convenience for residents and visitors alike.

One of the standout features of this property is the off-road parking area, which can accommodate up to four cars. This convenient amenity ensures that parking is never a concern for you or your guests, providing a hassle-free experience.

Stepping outside, you'll find a delightful patio area, providing a pleasant spot for outdoor dining, relaxation and entertaining during the warmer months. The garden is south facing, benefiting from ample sunlight throughout the day. The property also benefits from a garden storage area, perfect for storing gardening tools, bicycles, or other belongings.

The house's location in St Thomas offers a peaceful residential setting while still being within easy reach of the amenities and attractions of Exeter. You'll have convenient access to local shops, schools, and public transportation, ensuring a comfortable and well-connected lifestyle.

Overall, this beautifully decorated 3-bedroom terraced house in St Thomas, Exeter, presents an excellent opportunity for those seeking a comfortable, stylish, and conveniently located home. With its off-road parking, patio, south-facing garden, and garden storage, this property offers a perfect balance between indoor and outdoor living.

Suited to a professional couple or family, this house is highly recommended for viewing.

**No Smokers. Two pets will be considered. Minimum 6 Month Let. Council Tax Band B.
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 uPVC double glazed front door opens to an entrance hallway, where there are timber floorboards, a radiator, the consumer unit and a cupboard housing the electric meter. A staircase with storage beneath leads to the first floor. Doors lead to the lounge, dining room and kitchen.

Living Room 11' 8" x 11' 1" (3.55m x 3.39m) max A good-sized reception room benefitting from timber floorboards, a gas fire and a uPVC double glazed window to the front aspect.

Kitchen Diner & Utility Room 18' 3" x 16' 4" (5.55m x 4.98m) max A well-presented room containing a range of matching wall and base units with wood-effect worktops and a breakfast bar. An oven and a tall fridge-freezer will be provided. The room is open plan to the dining room which includes a radiator, an electric fireplace with a built-in storage cupboard into the alcove and uPVC double glazed French doors to the garden. An archway opens to the utility room which incorporates a range of wall and base units with wood-effect worktops, a tiled splashback and a stainless-steel sink and drainer unit with a mixer tap over. A washing machine and dishwasher are also provided. A door opens into the cloakroom and a uPVC double glazed window faces the side aspect.

Cloakroom Containing a close-coupled WC, a wall-mounted wash basin, part-tiled walls and an extractor fan.

Stairs & Landing Stairs rise to the first floor where there is a storage cupboard over the stairwell, three bedrooms and the bathroom.

Bedroom 1 12' 2" x 10' 7" (3.70m x 3.23m) max A generously sized double bedroom featuring a built-in wardrobe, a radiator and a uPVC double glazed window to the rear aspect offering a pleasant outlook.

Bedroom 2 11' 2" x 9' 7" (3.40m x 2.92m) max plus doorway A second spacious double bedroom including a radiator and a uPVC double glazed window to the front aspect.

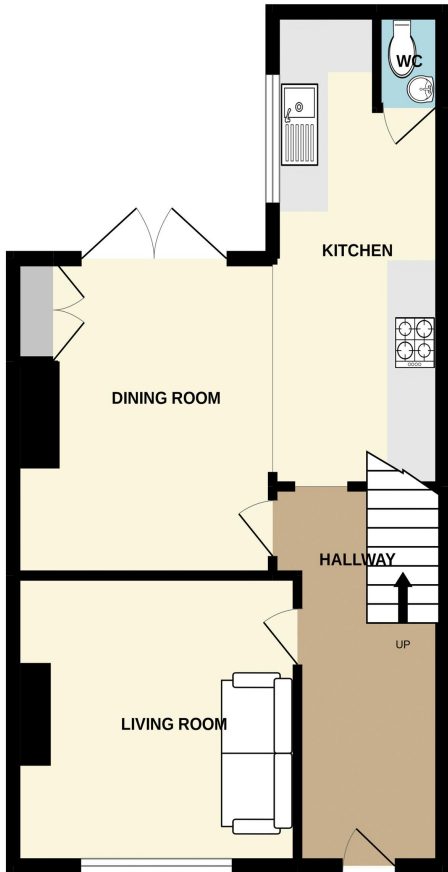
Bedroom 3 8' 2" x 8' 1" (2.49m x 2.46m) A single bedroom benefitting from a radiator and a uPVC double glazed window to the front aspect.

Bathroom 6' 11" x 5' 11" (2.11m x 1.81m) A modern bathroom comprising a close-coupled WC, a wash basin with a mixer tap over and vanity unit below and a bath with a mixer tap, a rainfall shower head over and an additional handheld attachment. There is also a vertical radiator, part-tiled walls and a uPVC obscure double-glazed window to the rear aspect.

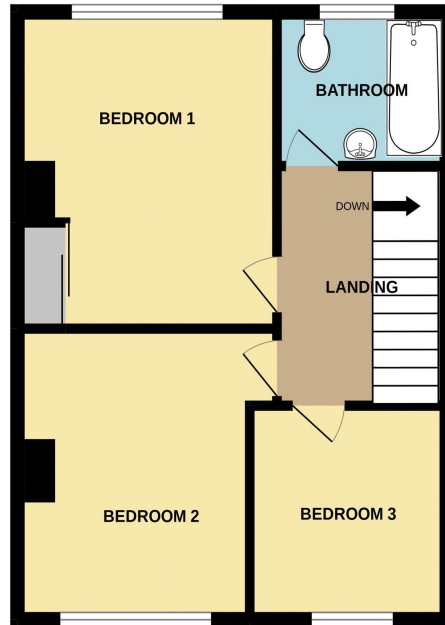
Garden The fully enclosed, south-facing garden is accessed onto a patio area. The remainder of the garden is mainly lawn, with a path extending the rear border, and gated rear access to a service lane. There is a right of access across the rear of the garden in favour of the neighbour. There is also a large store / workshop.



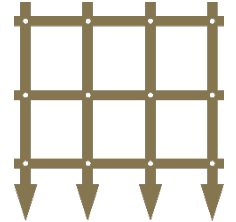
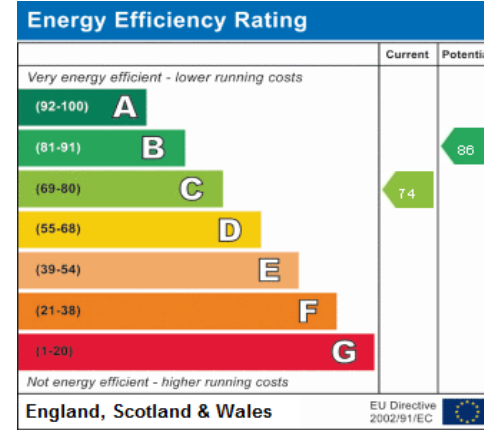
GROUND FLOOR



1ST 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.
Made with Metropix ©2022



www.tpos.co.uk

Please note that these details are provided for informational purposes only and should not be considered binding as part of a tenancy agreement. None of the statements in these details should be taken as factual representations. Prospective tenants are advised to personally inspect the property or seek other means of verification to ensure the accuracy of each statement in these particulars. The landlord does not provide any guarantee or warranty, and neither the letting agents nor any individual employed by them are authorized to provide any representation or warranty regarding this property.

Southgate Estates

50-51 South Street, EX1 1EE

01392 207444

info@southgateestates.co.uk
southgateestates.co.uk