



SOUTHGATE

ESTATES



*Flat 2, 46 Blackboy Road,
Exeter, Devon, EX4 6SZ
£775 per calendar month*



*One Double Bedroom, Top Floor Flat,
Well Presented, Permit Parking Can Be Applied For,
Unfurnished, Central Location*

This well presented one bedroom flat is situated on the second floor and accessed through a shared entrance on Blackboy Road. It is conveniently located within walking distance of the city centre, as well as a doctors' surgery, local shops, and nearby pubs and restaurants. There is also easy access to the RD&E Hospital, Exeter University and the Met Office. Mount Pleasant is well served by bus routes and Polsloe Bridge Railway Station. Internally the accommodation briefly comprises an entrance hallway which provides access to a living room, a double bedroom, a kitchen and a bathroom. With so much to offer and such a great location, viewing is highly recommended.

- 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 taken should an application be successful.

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



Communal Entrance

The front door of the building opens to a communal hallway, with stairs to the first and second floor flats.

Entrance Hall 16' 1" x 3' 0" (4.91m x 0.92m)

The front door leads into a hallway, where there is laminate flooring, a radiator and doors to the bedroom, kitchen, living room and bathroom.

Bedroom 8' 8" x 13' 4" (2.65m x 4.06m)

A double bedroom with a built in wardrobe, a radiator and a uPVC double glazed window to front aspect.

Kitchen 6' 8" x 7' 5" (2.02m x 2.27m)

Incorporating a range of fitted units, roll-edge worktops, tiled splashbacks and a 1.5 bowl, stainless steel sink with a mixer tap over and a drainer. There is a washing machine and an integrated oven with inset gas hob and extractor hood above. This room also accommodates the gas combination boiler and has a uPVC double glazed window to the rear aspect.

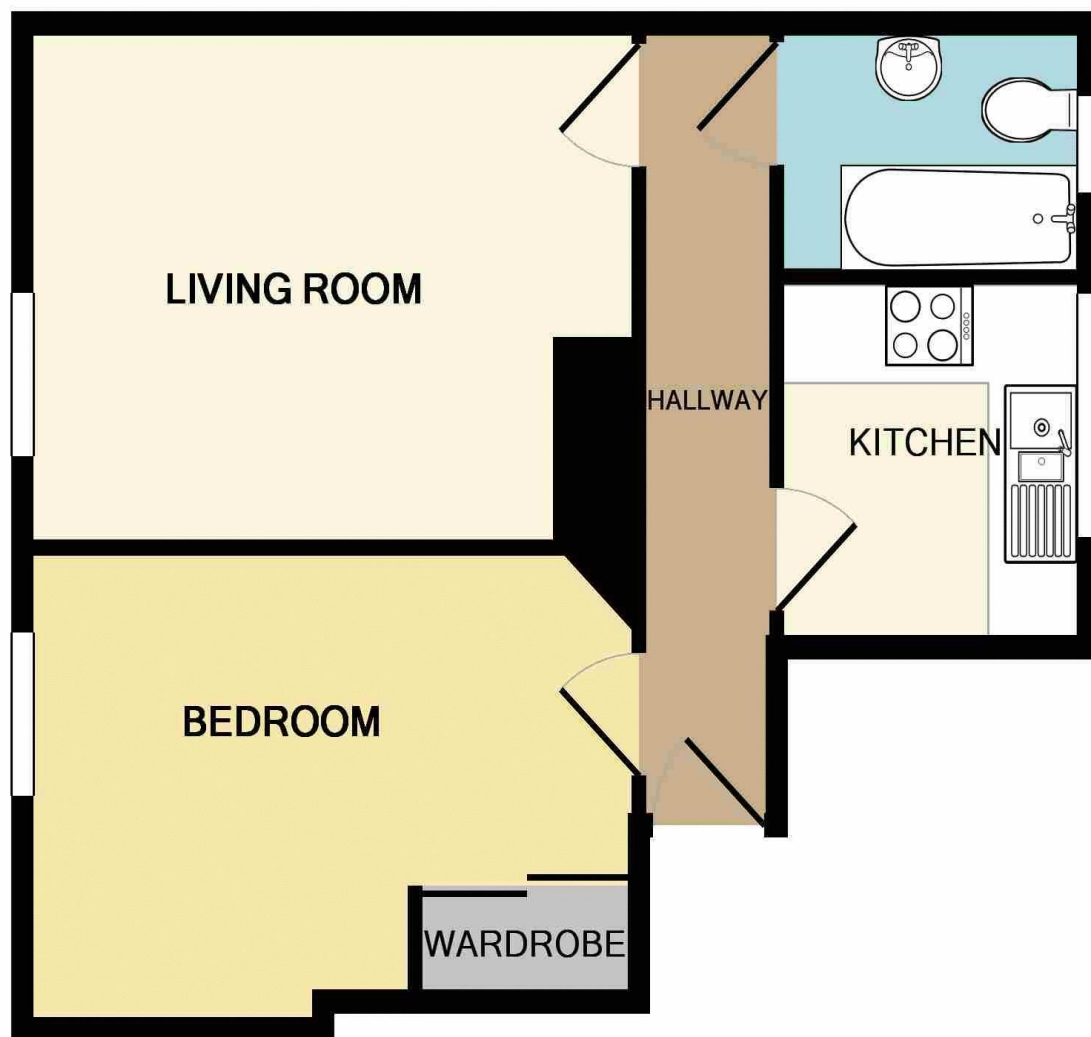
Living Room 10' 6" x 13' 3" (3.2m x 4.05m)

A well proportioned living room benefitting from laminate flooring, a radiator and a uPVC double glazed window to the front aspect.

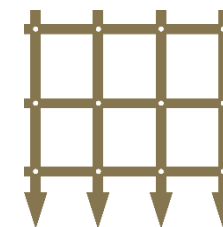
Bathroom 6' 9" x 5' 2" (2.06m x 1.58m)

Incorporating a low level WC, pedestal wash hand basin with tiled splashback, a bath with shower above and tiled surround, extractor fan, radiator and an obscure uPVC double glazed window to the rear aspect.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	82
(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

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.

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
Made with Metropix ©2019

Southgate Estates

50-51 South Street, EX1 1EE

01392 207444

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