



SOUTHGATE

ESTATES

12 Stafford Road,
Exeter, Devon, EX4 1EX
£1,250 *per calendar month*



Two/Three Bedrooms, Terraced House, Newly Refurbished, Spacious Accommodation, Enclosed Garden, Convenient Location

A newly-redecorated house located in the popular area of St Thomas. The internal accommodation briefly consists of an entrance vestibule and hallway, a bay-fronted living room, dining room, kitchen and a multi-functional lean-to. Upstairs is the bathroom and two/three bedrooms, two of which are doubles, the single would make an ideal office or dressing room. There is also a lawned garden to the rear.

The ideal location offers a number of amenities nearby, including a convenience store, a Post Office, Flowerpot Playing Fields, and a range of shops and cafes along Cowick Street. Exeter's city centre is also just a short distance from the property, providing many high street shops, entertainment facilities and eateries.



- Council Tax Band B
- 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.

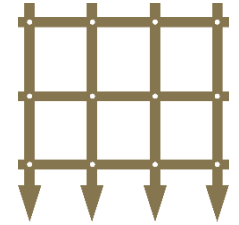
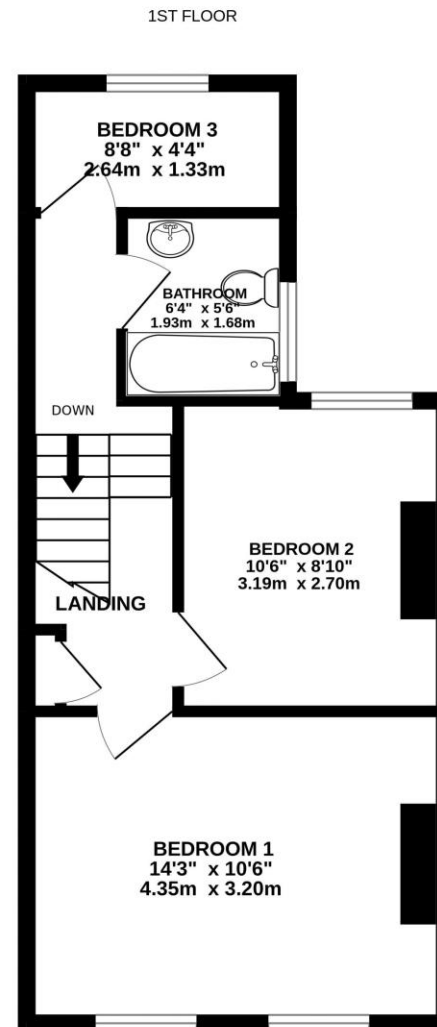
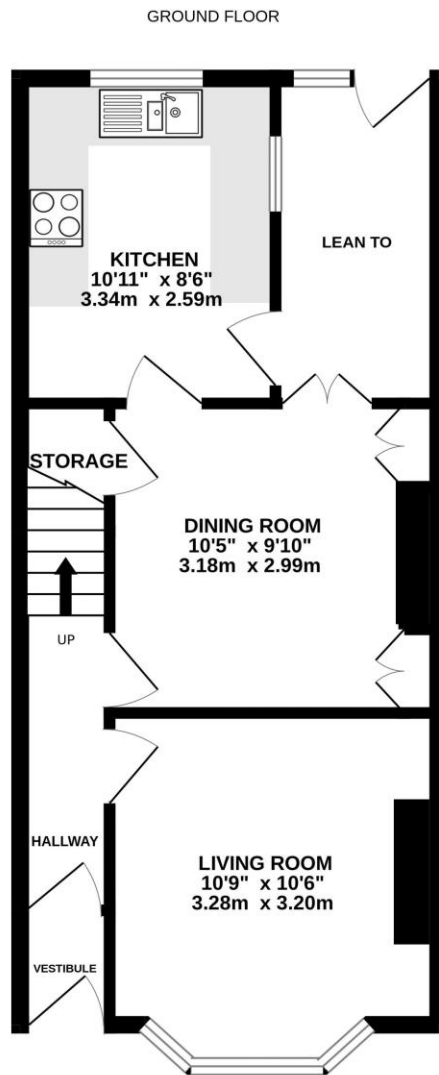
For full details of charges and fees please visit our website:
<https://www.southgatestates.co.uk/lettings>

Ground Floor The front door opens to the entrance vestibule and hallway which offers access to the living room and dining room, plus stairs to the first floor. The living room is well proportioned and features a bay window to the front aspect. The dining room is another good-sized reception room and features double doors to the lean-to and an opening to the kitchen. There is also a built-in cupboard under the stairs and storage into the alcoves. The newly fitted kitchen contains a range of matching wall and base units with fitted worktops, a tiled splashback and a 1.5 bowl sink and drainer unit with a mixer tap over. Appliances include a fitted oven with an Induction hob and extractor hood over, plus space for a tall fridge freezer and a dishwasher. There are also windows to the rear and side aspects and a door to the lean-to; a multi-functional space with a door to the garden and room for a washing machine.

First Floor Stairs rise to the first floor landing which includes doors to the three bedrooms and the bathroom, as well as a built-in cupboard and a hatch to the loft. The master bedroom enjoys two windows to the front aspect allowing a good degree of natural light, as well as a cast-iron fireplace with a clothing rail into the alcove. The second bedroom is a further double complemented by wooden flooring, a cast-iron fireplace and a window to the rear aspect. The third bedroom is a single, and could also be used as a study space, with a window to the rear aspect. Finally, the bathroom comprises a pedestal wash basin, a close-coupled WC and a bath. There is also a window to the side aspect.

Garden The enclosed rear garden incorporates a patio area, providing an ideal space for outdoor seating. The remainder of the garden is laid to lawn with a pedestrian gate to the rear.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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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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