



SOUTHGATE

ESTATES

Flat 2, Bredon Court,
Manston Terrace, Exeter, EX2 4NP

£1,200 per calendar month



Two Bedrooms, Private Balcony, Ample Built-In Storage, First Floor Flat, Garage & Parking, St Leonards Location

A well-proportioned first floor flat located in the highly desirable area of St Leonards. The flat's internal accommodation is accessed by an entrance porch leading into a good-sized living room with a door to the kitchen diner and inner hallway. There are also two sizeable double bedrooms and a bathroom, along with a generous storage cupboard and a private balcony, offering valuable outside space. The flat also boasts a single garage with space to park in front.

The excellent location provides a number of nearby amenities including a range of independent shops and cafes along the popular Magdalen Road, as well as Bull Meadow Park, GP surgeries and schools. The attractive quayside and city centre are also just a short distance away, featuring a good number of high street shops, entertainment facilities and walking/cycle routes.

- 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.southgateestates.co.uk/lettings>

Accommodation A communal staircase rises to the first floor where the front door to the flat opens to an entrance porch with a window to the side. This leads into the spacious living room which enjoys two large windows to the side aspect with a pleasant leafy outlook.

A sliding door provides access to the kitchen diner which contains a range of matching wall and base units with fitted worktops incorporating a one and a half bowl stainless steel sink and drainer with a mixer tap over. Appliances include an oven with a gas hob and extractor hood over, plus space is available for a tall fridge freezer and a washing machine. The Vaillant boiler is also located here, along with two windows to the front and side aspects, allowing ample natural light.

The inner hallway offers doors to the two double bedrooms, with the master bedroom boasting fitted wardrobes and storage, with a door leading out to the balcony.

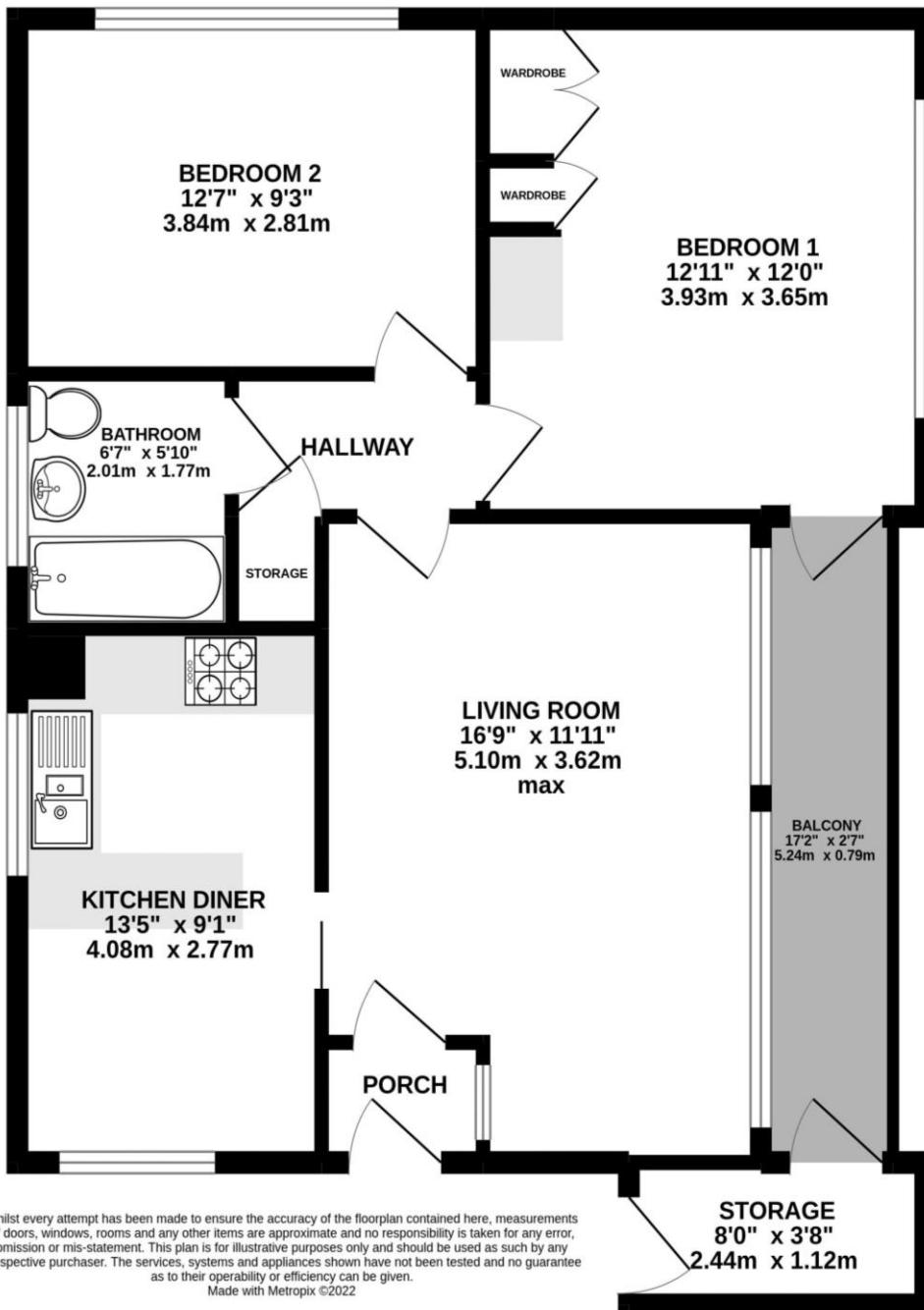
The bathroom incorporates a three-piece suite comprising a close-coupled WC, a pedestal wash basin and a bath with a shower over. There is also a heated towel rail and a window to the side aspect.

Lastly, the flat has the advantage of a large storage cupboard with a door out to the balcony.

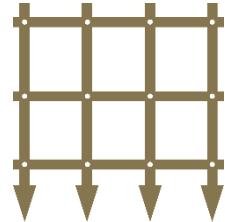
Garage & Parking There is a single garage located in a block to the rear of the flats providing space for storage and parking with space to park in front.



FIRST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	80
(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



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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 must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor 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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