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11 Romsey Drive, Exeter, Devon, EX2 4PB



SOUTHGATE
ESTATES

£1,450

per calendar month





11 Romsey Drive, Exeter

This spacious three bedroom house is ideally situated in a quiet cul-de-sac in the heart of St Leonard's, Exeter. Benefitting from close proximity to St Leonards Primary School, the Magdalen Road shops and restaurants, the delightful Exeter Quayside, the RD+E Hospital and the city centre.

The internal accommodation comprises an entrance hallway with stairs to the first floor and doors to the living room, kitchen and downstairs WC. Upstairs there are two double bedrooms, a single bedroom and family bathroom. This combined with a private, easy maintenance garden, garage and parking for three cars makes this a highly desirable family home.

- Council Tax Band D
- No Pets/Smokers
- 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.

Entrance Hallway The front door opens to the entrance hallway which includes doors to the lounge diner, the kitchen and cloakroom, as well as a radiator and stairs leading to the first floor landing incorporating storage below.

Lounge Diner A well-proportioned reception room benefitting from uPVC double glazed windows to the front and rear aspects, two radiators and a service hatch to the kitchen.

Kitchen Containing a range of matching wall and base units with fitted worktops, a tiled splashback and a 2.5 bowl sink with a mixer tap over. Appliances include a double eye-level oven with a separate gas hob and an extractor to the side and space is provided for a fridge freezer and a washing machine. There is also a service hatch to the dining room, a radiator, a uPVC double glazed window to the rear and a door to the garden.

Cloakroom A downstairs cloakroom consisting of a low-level WC, a corner wall-mounted wash basin with a tiled splashback, a radiator and an obscured uPVC double glazed window to the side aspect.

Stairs & Landing Stairs rise to the first floor landing which provides doors to the three bedrooms and shower room, a hatch to the loft and a uPVC double glazed window to the side aspect.





Bedroom 1 A good-sized double bedroom boasting a uPVC double glazed window to the rear aspect overlooking the garden, a radiator and two built-in storage cupboards, one housing the Worcester boiler.

Bedroom 2 A second double bedroom featuring a built-in wardrobe, a radiator and a uPVC double glazed window to the front aspect.

Shower Room Comprising a close-coupled WC, a pedestal wash basin with a mixer tap over and a walk in shower with a Mira shower over. There is also a heated towel rail, a shaver light and socket, an obscured uPVC double glazed window to the front aspect and tiled walls.

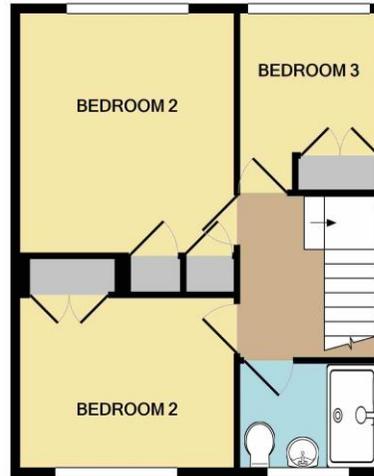
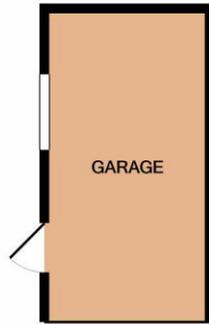
Bedroom 3 A single bedroom with the advantage of a uPVC double glazed window to the rear aspect with an outlook over the garden, a radiator and a built-in wardrobe.

Garden A door opens out to the rear garden which enjoys a patio area offering space for outdoor seating. The remainder of the garden is laid to lawn incorporating some shrubs. In addition there is a garden tap, a courtesy door to the garage and a gate to the side.

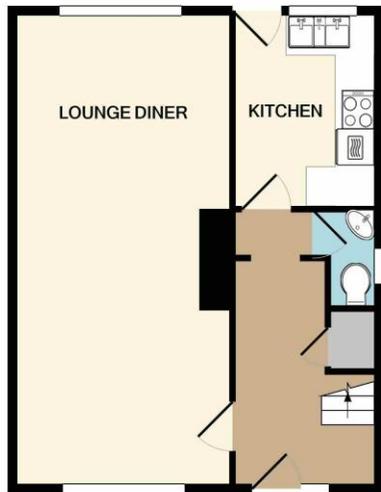
Garage & Parking The property includes a driveway providing valuable off-road parking with an up-and-over door leading into the garage which is serviced by power and lighting. A window faces the side aspect and a courtesy door opens to the garden.

- *3 Bedrooms*
- *Semi-Detached House*
- *Enclosed Rear Garden*
- *Garage & Parking*
- *Popular Location*





1ST FLOOR



GROUND FLOOR

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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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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