



SOUTHGATE

ESTATES

Room 1, 3 Oak Close, North Street,
Heavitree, Exeter, EX1 2RQ
£550 per calendar month



Available from 18th November, Furnished, Double Bedroom, Bills & Council Tax Included, Communal Living Areas, Ideal Location

One ground floor double bedroom available to let within a shared home. Situated in the highly popular area of Heavitree, the property is within close proximity of the local shops, doctors' surgery, supermarkets and the RD&E Hospital. This popular position also benefits from good access to Exeter City Centre, the M5 Motorway, the Met Office and Pynes Hill Business Park.

Tenants benefit from access to a communal living room, kitchen, shower / utility room and a bathroom. There is also a low maintenance rear garden. Positioned on the ground floor, this furnished double bedroom is an ideal choice for professionals.

- Single Occupancy Only.
- Subject to Credit Referencing and Affordability.
- No Pets.
- No Smokers.
- Minimum 6 Month Let.
- Bills & Council Tax Included.
- A holding deposit of one week's rent will be taken 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 Hall The front door opens to an entrance hall where there is a fire alarm control panel, radiator and staircase to the first floor. Doors lead to the living room and Bedroom 1.

Bedroom 1 13' 3" x 12' 3" (4.03m x 3.74m) A good-sized double bedroom including a radiator, double bed, desk unit with shelving above and computer chair, a triple wardrobe, a chest of drawers and a small bedside table. A uPVC double glazed window faces the front aspect.

Living Room (Communal) 13' 3" x 12' 2" (4.04m x 3.71m) max Benefitting from a TV point, built-in storage into an alcove and under the stairwell, a radiator, the consumer unit and a uPVC double glazed window to the rear aspect. The room is furnished with two sofas, a fold-out table, and TV, and there is access is to the kitchen.

Kitchen (Communal) 10' 6" x 6' 2" (3.2m x 1.87m) A modern galley kitchen incorporating a range of matching wall and base units, roll-edge worktops, tiled splashback and a stainless steel 1.5 bowl sink with a mixer tap over and drainer. Appliances include a fridge freezer, dishwasher and an oven with an inset gas hob and extractor hood. This room also houses the gas combination boiler and a uPVC double glazed window to the side aspect. A door opens to the rear lobby.

Rear Lobby & Utility / Shower Room (Communal) The rear lobby allows access to the garden and utility / shower room. This room comprises a close coupled WC, pedestal wash hand basin, part-tiled walls and a tiled shower cubicle with a mains shower. The room is also equipped with a radiator, fitted worktop, washing machine, radiator, extractor and an obscured uPVC double glazed window to the side aspect.

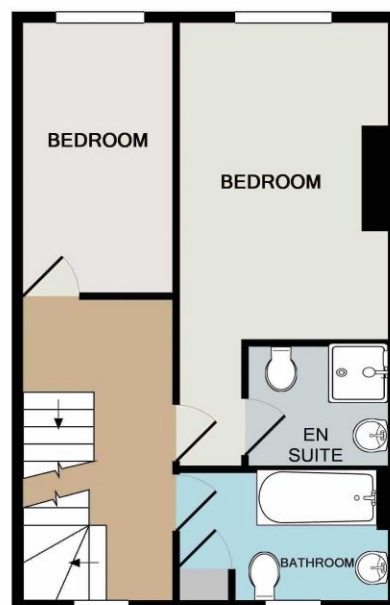
Stairs to First Floor Stairs rise to the first floor, where there is access to the communal bathroom, a radiator, and a uPVC double glazed window to the rear aspect. There is also another bedroom and a staircase to the second floor.

Bathroom (Communal) Containing a close coupled WC, pedestal wash hand basin with tiled splashback, a radiator, extractor fan, spotlighting and a bath with shower above and tiled surround. A large, obscure uPVC double glazed

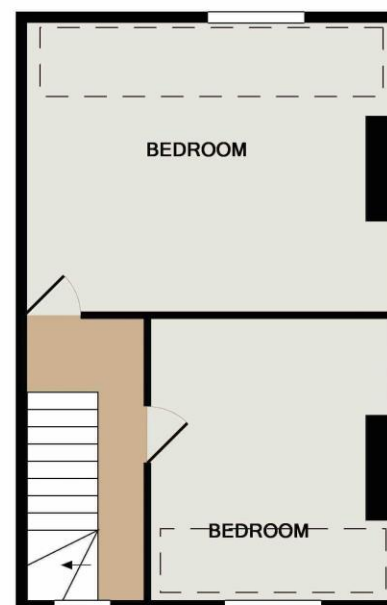




GROUND FLOOR

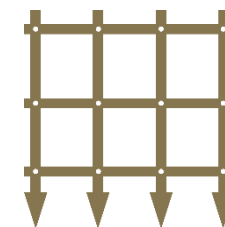


1ST FLOOR



2ND 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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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.

Southgate Estates

50-51 South Street, EX1 1EE

01392 207444

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