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*Flat 3, Westgate Court, West Street, Exeter, EX1 1BB*



SOUTHGATE  
ESTATES

£850

*per calendar month*







## *Flat 3, Westgate Court*

Located within close walking distance of the city centre and the beautiful quayside, this well-proportioned one double bedroom flat is well presented and also benefits from excellent nearby transport links, thanks to nearby train stations and numerous bus service routes. Positioned on the first floor towards the rear of the building, the flat offers a secluded feel whilst benefiting from a thriving central location.

The accommodation itself comprises a hallway, open-plan living space and kitchen, a bathroom and a spacious double bedroom. Externally, residents benefit from access to a communal garden area, and we are advised that permit parking is available in the Cathedral & Quay Car Park (subject to availability with the council). With the central location and the lovely presentation, internal viewing is highly recommended in order to fully appreciate the property.

- 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>







**Hallway** The front door opens to an entrance hall, where there are dado rails, the consumer unit, the electric meter and a useful cupboard for storing coats and shoes. Doors lead to the living room, bathroom and bedroom.

**Living Room** 17' 5" x 9' 1" (5.32m x 2.77m) An attractive room complemented by dado rails, three single wall light fittings, a radiator, intercom phone and a uPVC double glazed window to the rear aspect. This room also accommodates the gas central heating boiler and is open-plan to the kitchen.

**Kitchen** 9' 4" x 5' 11" (2.85m x 1.8m) Incorporating a range of matching wall and base units, fitted worktops, tiled splashback and a stainless steel sink with a mixer tap over and drainer. Appliances include a washing machine and an under-counter fridge freezer. In addition, there is a Vortex extractor, tiled flooring and spotlighting.

**Bathroom** 7' 11" x 4' 10" (2.42m x 1.48m) Framed by fully-tiled walls, the bathroom is equipped with a low level WC, pedestal wash basin, wall-mounted vanity storage, a bath with shower above, radiator, a Vortice extractor and spotlighting.

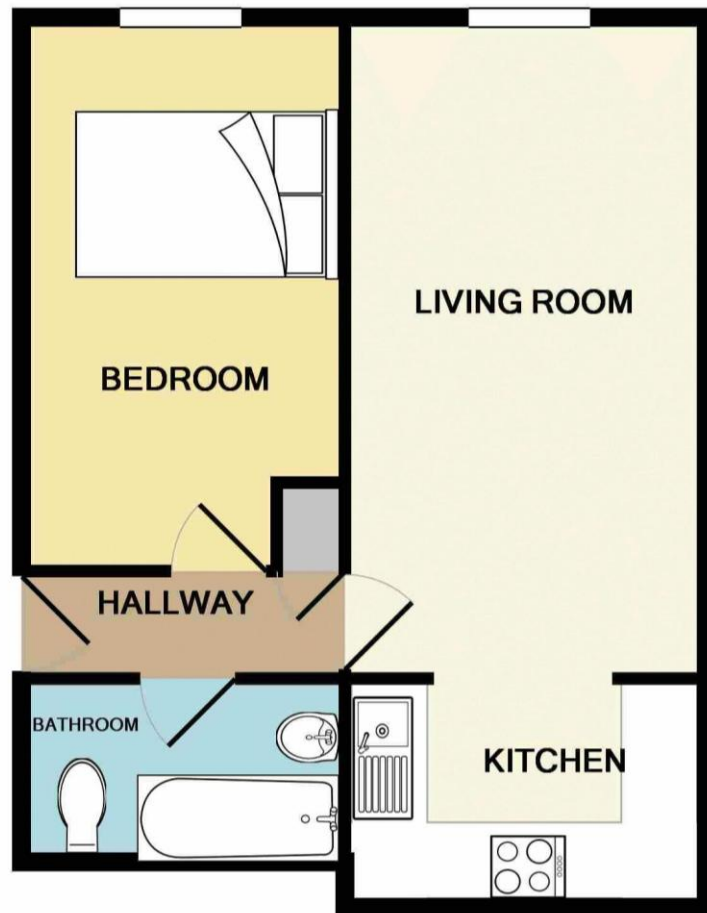
**Bedroom** 14' 4" x 8' 5" (4.36m x 2.56m) max A good-sized double bedroom benefitting from a radiator and a uPVC double glazed window to the rear aspect.

**Communal Garden** A raised garden laid to gravel for communal use with outdoor drying facilities.

- *City Centre Location*
- *First Floor Flat*
- *One Double Bedroom*
- *Well Presented*
- *Communal Garden*
- *Open-Plan Living Space*



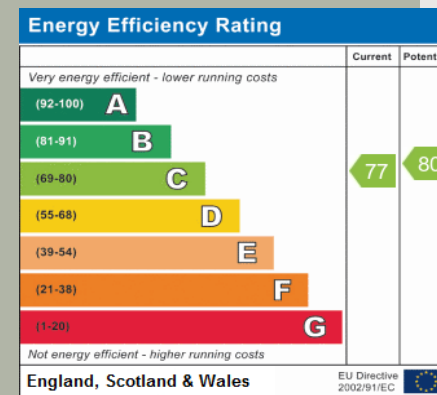




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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



[www.tpos.co.uk](http://www.tpos.co.uk)



**SOUTHGATE**  
ESTATES

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