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12 Riverside Court, Colleton Crescent, Exeter, EX2 4BZ



SOUTHGATE
— ESTATES —

£1,250

per calendar month





12 Riverside Court

- *Exclusive Location*
- *Off-Road Parking*
- *2 Double Bedrooms*
- *Double Glazing & Gas Central Heating*
- *First Floor Flat*
- *Well-Maintained Communal Garden*
- *Fitted Wardrobes*

A well presented and spacious first floor flat, with two double bedrooms in a highly desirable location close to Exeter's Quayside. The internal accommodation is accessed via a private entrance and briefly consists of a hallway, a modern kitchen, a good-sized lounge diner, two double bedrooms with built-in wardrobes, and a bathroom. Externally, the flat has an allocated off-road parking space and use of the communal garden.

The excellent St Leonards location offers a wide range of nearby amenities and is just a short distance from both Exeter's high street and Quayside

Hallway Entered from an external walkway the front door opens into the hallway with doors leading to all rooms in the flat.

Kitchen 11' 11" x 8' 1" (3.63m x 2.47m) Containing a range of matching wall and base units providing ample storage. There is a free-standing gas cooker, with double electric oven and space for a washing machine and fridge freezer. The gas boiler is also located here. A sash window faces the rear aspect.





Living Room 12' 0" x 16' 11" (3.66m x 5.16m) A generous and light reception room overlooking the attractive communal front garden.

Bedroom 1 14' 8" x 11' 4" (4.48m x 3.46m) including wardrobe A spacious double bedroom with a built-in wardrobe and a sash window to the front aspect.

Bedroom 2 13' 3" x 9' 3" (4.04m x 2.82m) including wardrobe A further good-sized double bedroom also with a built-in wardrobe and a window to the side aspect.

Bathroom 5' 9" x 7' 4" (1.74m x 2.24m) Comprising a bath with an electric shower over, a WC and wash basin. The room is mainly tiled and includes a radiator.

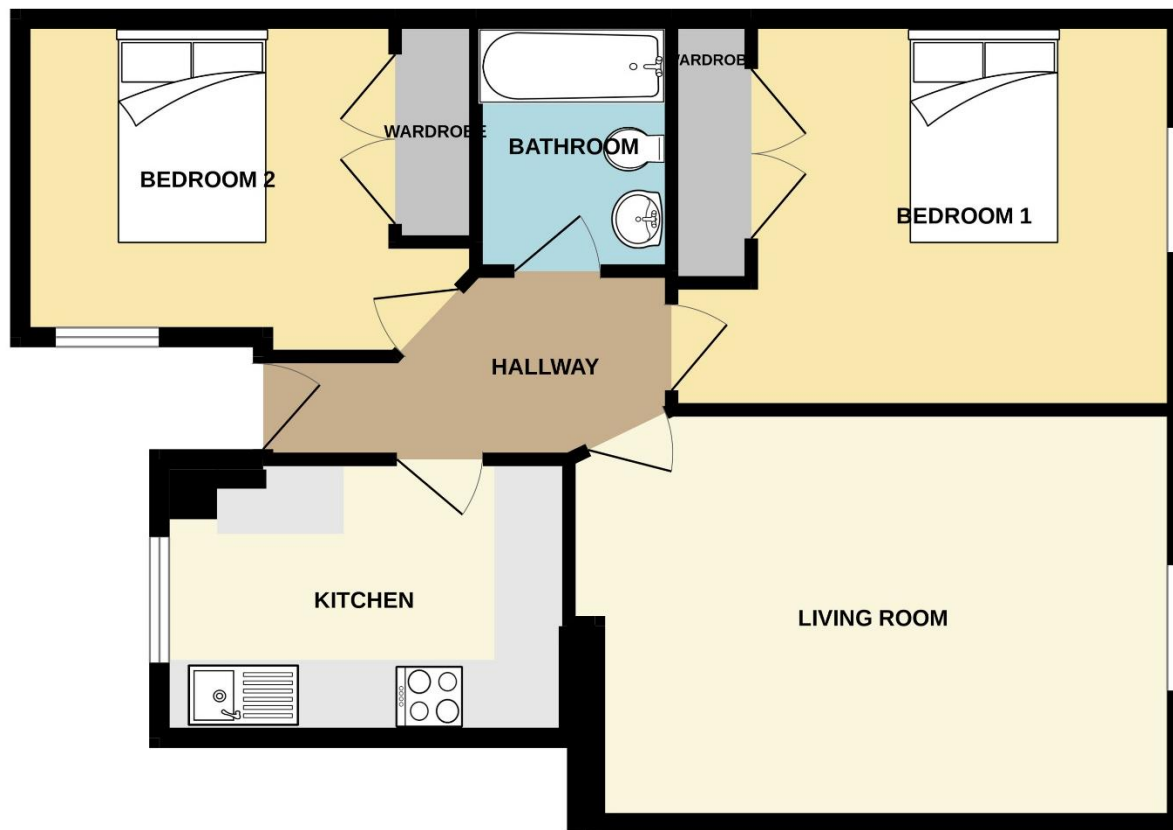
Communal Gardens Residents benefit from use of the well-tended gated communal gardens, which are mainly laid to lawn with a variety of established plants and shrubs in borders.

Parking This flat has the advantage of an allocated off-road parking space located to the front of the block in the main car park.

- *Highly suitable for working professionals.*
- *Minimum 6 Month Let.*
- *Council Tax Band C*
- *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.*
- *Not suitable for smokers or pets.*

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

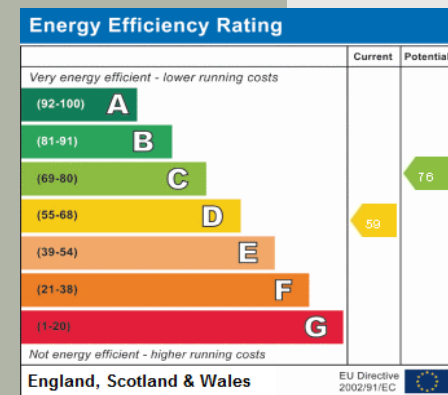




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Energy Performance Rating



www.tpos.co.uk



SOUTHGATE
ESTATES

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