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69 Bonhay Road, Exeter, Devon, EX4 4BL



SOUTHGATE
ESTATES

£1,400

per calendar month





69 Bonhay Road, Exeter

A spacious three bedroom terraced house located in the popular area of St Davids. The internal accommodation briefly consists of an entrance vestibule and hallway, an open-plan lounge and dining room and a kitchen to the rear. Upstairs are the three bedrooms and the bathroom.

The ideal location is close to a number of amenities, including the nearby Mill on the Exe and access to the quayside. Exeter's city centre is also just a short distance from the property offering a range of high street shops, restaurants and other entertainment facilities.



- Council Tax Band B
- No Pets / 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>



Ground Floor The front door opens to the entrance vestibule and hallway which provides access to the lounge and dining room, as well as stairs rising to the first floor. The lounge and dining room enjoy an open-plan layout, with an archway between the spaces. The living room is complemented by a box bay window to the front aspect allowing ample natural light to the room, and the dining room offers a window to the rear. There is also built-in storage both to an alcove and under the stairs. A door opens to the kitchen which contains a range of matching wall and base units with fitted worktops a tiled splashback and a 1.5 bowl stainless steel sink and drainer unit with a mixer tap over. Integrated appliances include an oven with a gas hob and extractor hood over, plus space is provided for a tall fridge freezer, a washing machine and a tumble dryer. Windows face the side and rear aspects, and a door opens out to the garden.

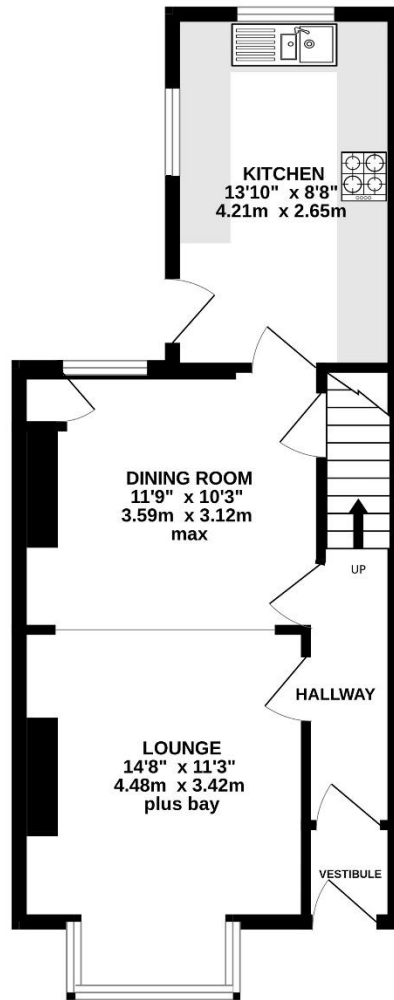
First Floor Stairs rise to the first floor landing which provides access to the three bedrooms and the bathroom. The master bedroom is a well-proportioned double bedroom featuring a box bay window to the front aspect and built-in storage to the alcoves. The second bedroom is a further double room with a window to the rear aspect, and bedroom three incorporates a built-in cupboard and a window to the rear aspect. Lastly, the bathroom comprises a bath, a pedestal wash basin, a close-coupled WC and a frosted window to the side aspect.

Garden A door opens out to the enclosed rear garden which is paved providing a pleasant low-maintenance space for seating and al-fresco dining. A gate provides pedestrian access to the rear.

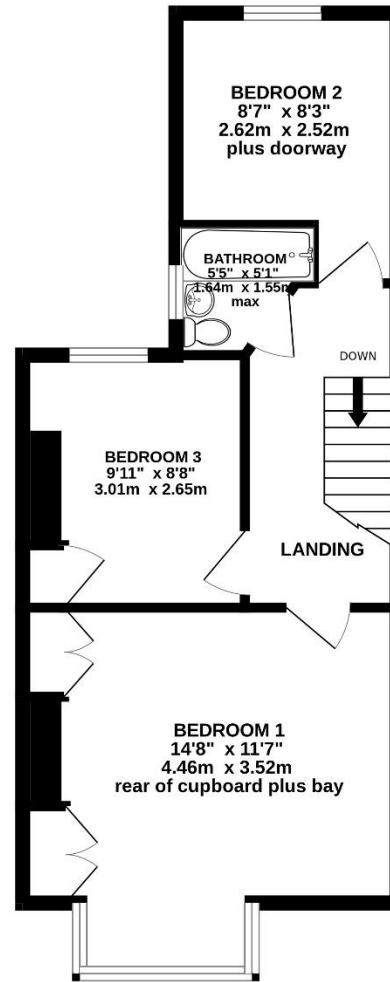
- *3 Bedrooms*
- *Terraced House*
- *Enclosed Garden*
- *Open-Plan Lounge Diner*
- *Convenient Location*



GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 878 sq.ft. (81.6 sq.m.) approx.

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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Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



www.tpos.co.uk



SOUTHGATE
ESTATES

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