

South Grange, Clyst Heath, Exeter, Devon, EX2 7EY.

A well-presented Grade II Listed first floor unfurnished two bedroom apartment situated in a convenient location for the M5, city Centre and Topsham. A modern property with high ceilings throughout and allocated parking.



Rent £1,250 per calendar month

Deposit £1,442

TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE CALL WILKINSON GRANT LETTINGS ON 01392 455920

AVAILABLE: Now

EXETER LETTINGS: 01392 455920 | lettings@wilkinsongrant.co.uk

Holding Deposit: £288

Payable upon application approval and offset against the first month's rent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

OVERVIEW

- Available Now
- Good Location Links to The M5
- Two Double Bedrooms
- Modern Fitted Kitchen
- High Ceilings
- Allocated Parking
- Access to Communal Gardens
- Council Tax Band- C
- EPC- D

DESCRIPTION

A well-presented Grade II Listed first floor unfurnished two bedroom apartment situated in a convenient location for the M5, city Centre and Topsham. A modern property with high ceilings throughout and allocated parking.

ACCOMMODATION COMPRISES Front door opens into -

ENTRANCE HALLWAY Storage cupboard with shelving, radiator and door leading into -

LOUNGE/KITCHEN 17'3" x 16'1" (5.26m x 4.9m)
Open plan kitchen living room with high ceilings, double glazed windows with white shutters. TV point and radiator. Kitchen comprises blue soft close wall and floor mounted cupboards with white quartz worktop, sink with drainer and stainless steel mixer tap. Neff oven and induction hob, integrated Capel appliances including fridge/freezer, dishwasher and washing machine.

MAIN BEDROOM 13' x 10'1" (3.96m x 3.07m)

A double bedroom comprising double glazed window with white shutters overlooking the front of the property. Radiator and sockets.



BEDROOM TWO 10'6" x 9'9" (3.2m x 2.97m)

A double bedroom with radiator, double glazed windows with white shutters.



SHOWER ROOM 6'6" x 6'2" (1.98m x 1.88m)

Comprising wall hung WC with push flush, shower with sliding glass screen and heated towel rail. White hand basin with mixer tap and vanity below, tile splash back and a mirrored cabinet above.



OUTSIDE One allocated parking space, access to communal gardens.

SERVICES

Information provided by the landlord-

BROADBAND - Potential to connect to BT and Sky in the area.

SERVICES - Gas mains, water mains and electric mains

PARKING - One allocated parking space

COUNCIL TAX - C