

HUNTERS®

HERE TO GET *you* THERE



Excalibur Close

, Exeter, EX4 8LH

£1,200 Per Month

2 1 1 D

Council Tax: C

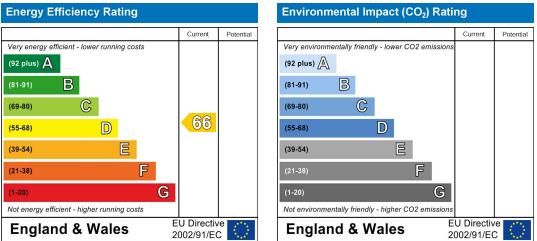
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters Exeter Lettings Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

- 2 BEDROOM TERRACED HOUSE ■ 2 DOUBLE BEDROOMS TO LET
- GENEROUS GARDEN ■ EPC D
- COUNCIL TAX BAND C ■ SPACIOUS
- LIGHT & AIRY ■ OFF ROAD ALLOCATED PARKING
- AVAILABLE FIRST WEEK OF ■ GAS CENTRAL HEATING DECEMBER



Nestled in the desirable Excalibur Close in Exeter, this charming mid-terrace house offers a delightful living experience. With a generous 614 square feet of well-designed space, this property is perfect for those seeking comfort and convenience.

The house features a welcoming reception room that is both spacious and light, creating an inviting atmosphere for relaxation and entertaining. The two double bedrooms provide ample space for rest, while the neutral decor throughout allows for personal touches to be easily added.

The property also boasts a well-appointed bathroom, ensuring that all your needs are met. One of the standout features of this home is the off-road parking, accommodating at least two cars, which is a rare find in such a central location.

Built in 1990, this house combines modern living with a sense of community, making it an ideal choice for families or professionals alike. With its excellent location, you will find yourself just a short distance from local amenities, schools, and transport links, making daily life both convenient and enjoyable.

This property is available to let and presents a wonderful opportunity to secure a lovely home in Exeter. Don't miss your chance to experience the comfort and charm of this delightful terraced house.

MATERIAL INFORMATION

- Tenure:
- Lease Years Remaining:
- Annual Ground Rent:
- Review Period:
- Review Increase:
- Service Charge:
- Shared Ownership:
- Ownership Share:

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.