

HUNTERS®

HERE TO GET *you* THERE



Mint Court

, The Mint, EX4 3BL

£900 Per Calendar Month



Council Tax: A

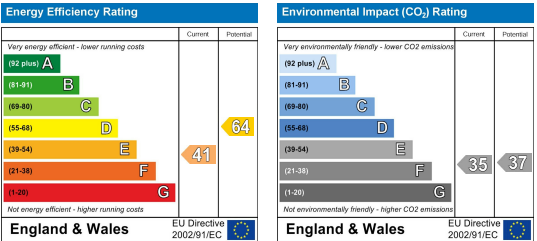
Floor Plan



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.

- ONE BEDROOM ■ FURNISHED APARTMENT
- OFFICE ROOM ■ IN CITY CENTRE
- EPC RATING: E



Welcome to this charming one-bedroom furnished flat located in the heart of Exeter, specifically at Mint Court, The Mint. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a vibrant urban lifestyle.

As you enter the flat, you are greeted by a bright and airy open-plan kitchen that seamlessly connects to the reception area. This layout not only maximises space but also creates a warm and inviting atmosphere, perfect for entertaining guests or enjoying a quiet evening at home. The kitchen is well-equipped, providing all the essentials for your culinary adventures.

The spacious double bedroom is a true highlight of this property, offering ample room for relaxation and rest. It is designed to be a peaceful retreat, ensuring you can unwind after a busy day. Additionally, the flat features a versatile room that can be utilised as a home office, catering to the needs of those who work remotely or require a dedicated space for study.

The bathroom is fitted with a shower over the bath, providing both practicality and comfort. This feature allows for a quick refreshing shower or a leisurely soak, depending on your preference.

Situated in the centre of Exeter, this flat offers easy access to a variety of local amenities, including shops, restaurants, and public transport links. The vibrant atmosphere of the city is right at your doorstep, making it

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.