HUNTERS®

HERE TO GET *you* THERE





Haldon Road

, Exeter, EX4 4DZ

£1,200 Per Month

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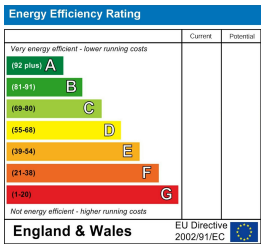
Council Tax: **A**

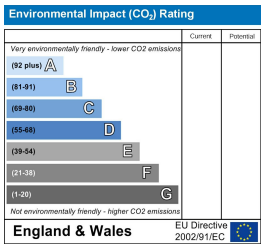
Floor Plan

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.

- FIRST FLOOR TWO BEDROOM FLAT
- OPEN PLAN KITCHEN LOUNGE
- NEWLY FITTED SHOWER ROOM
- NEWLY FITTED KITCHEN
- GAS FIRED CENTRAL HEATING
- UNFURNISHED
- AVAILABLE NOW
- EPC RATING C



To Let – a well-presented first floor 2 bedroom flat on Haldon Road in Exeter, ideally placed for the city centre and Streatham Campus.

Set within an attractive period building, the flat offers an open-plan kitchen/lounge with a lovely bay window, allowing plenty of natural light and giving a good sense of space. The new fitted kitchen includes modern units, worktops and oven/hob, with a practical layout for everyday cooking and dining. Neutral décor and flooring run throughout, providing a clean backdrop ready for tenants' own furnishings, and there is gas-fired central heating. The new shower room is smartly finished, complementing the rest of the accommodation. The property is offered unfurnished and is available now. EPC rating C and Council Tax Band A help keep running costs manageable.

Haldon Road is a popular residential street within walking distance of Exeter city centre, with its wide choice of shops, cafés, restaurants and the Princesshay and Guildhall shopping areas. The University of Exeter Streatham Campus is also within easy reach, making this a convenient base for staff or postgraduates.

Exeter St David's station is approximately a 10–15 minute walk, offering direct services to London Paddington (from around 2 hours 15 minutes), Bristol, Plymouth and the wider region. Local buses run from nearby New North Road into the city and beyond. Belmont Park and Bury Meadow are both accessible on foot, providing welcome green space close by.

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.

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