

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hele Cross

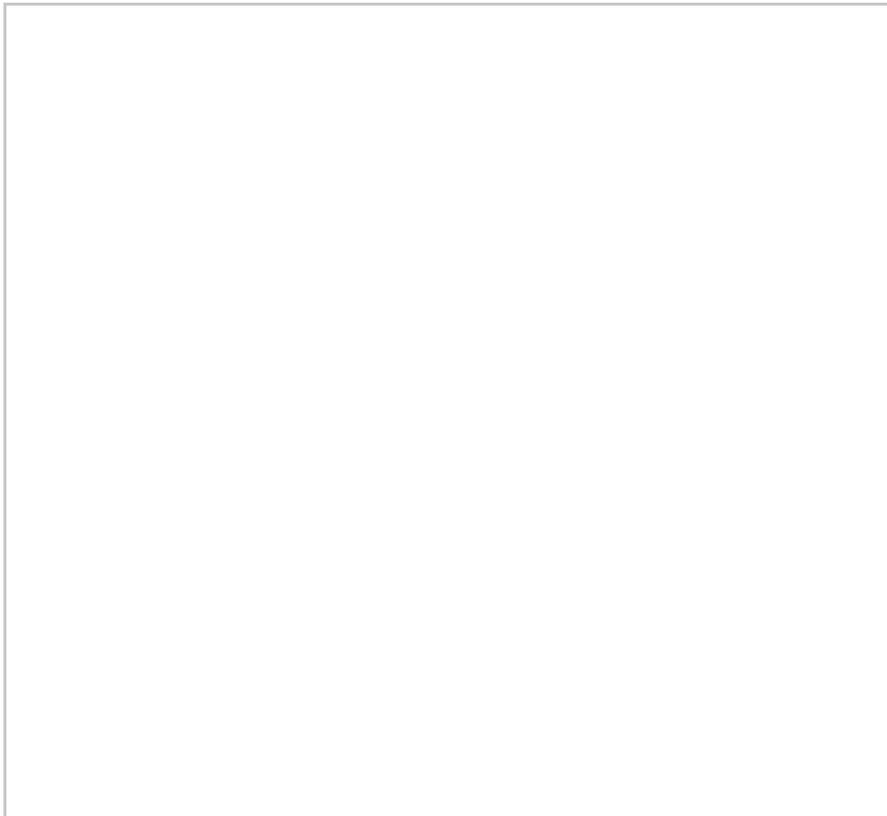
, Bradninch, EX5 4LA

£1,000 Per Month

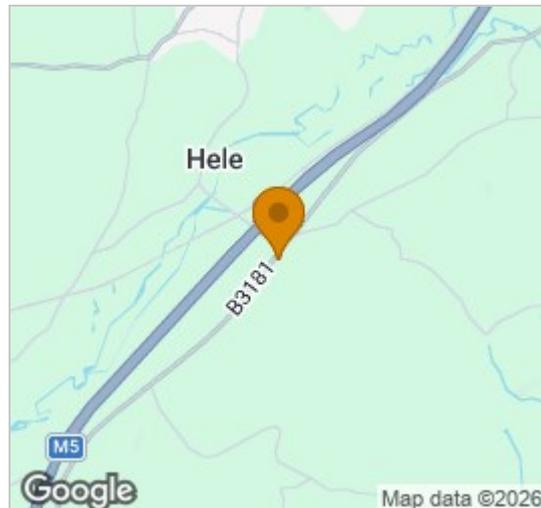


Council

## 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 ANNEXE
- AVAILABLE NOW
- ALL BILLS PAID DIRECTLY TO LANDLORD AT £300PCM
- VEGETABLE PATCH
- FURNISHED
- COUNTRYSIDE LOCATION
- SUMMER HOUSE
- OUTSKIRTS OF BRADNINCH

Nestled in the charming countryside location of Hele Cross, Bradninch, this delightful one-bedroom annexe offers a serene retreat for those seeking a peaceful lifestyle. The property features a well-appointed reception room that provides a warm and inviting space for relaxation or entertaining guests. The bedroom is designed for comfort, ensuring a restful night's sleep, while the bathroom is conveniently located to serve both residents and visitors.

This flat is perfect for individuals or couples who appreciate the beauty of the countryside & rural living, yet desire proximity to the quaint town of Bradninch, which is just a short distance away. The surrounding area is rich in natural beauty, making it ideal for leisurely walks and outdoor activities.

Additionally, the property includes a charming summer house, providing an excellent opportunity for a home office, hobby space, or simply a tranquil spot to enjoy the outdoors. The monthly bills are set at £300, with bills paid directly to the landlord, ensuring a straightforward and hassle-free living experience.

This one-bedroom annexe is a rare find, combining comfort, convenience, and a picturesque setting. It is an excellent choice for those looking to embrace a quieter lifestyle while remaining connected to local amenities. Do not miss the chance to make this lovely property your new home.



## 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.

58 South Street, Exeter, EX1 1EE

Tel: 01392 340130 Email: [exeter@hunters.com](mailto:exeter@hunters.com) <https://www.hunters.com>