

# HUNTERS®

HERE TO GET *you* THERE



Oxford Street

, Exeter, EX2 9AG

£1,200 PCM



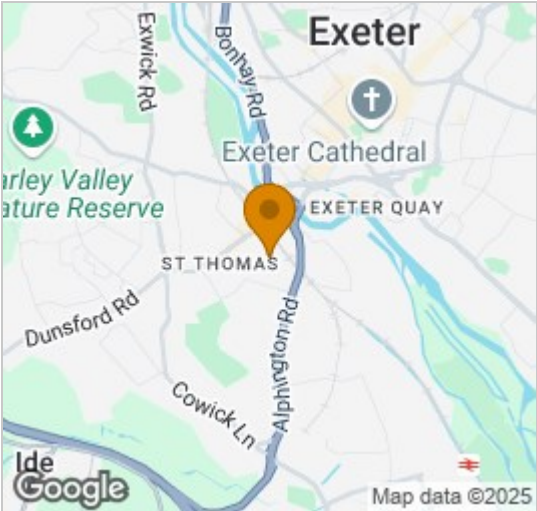
Council Tax: B



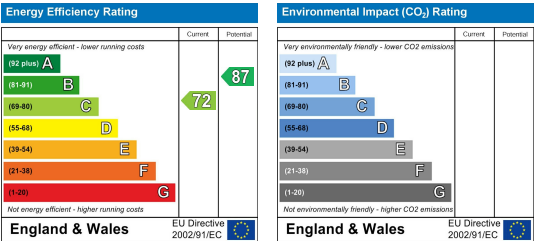
Floor Plan



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.

- TWO BEDROOM TERRACE
- UTILITY ROOM
- OPEN PLAN LOUNGE DINER
- UNFURNISHED
- COUNCIL TAX BAND: B
- REAR COURTYARD GARDEN
- ST THOMAS LOCATION
- GAS FIRED CENTRAL HEATING
- AVAILABLE FROM 11TH APRIL 2025
- EPC RATING: C



Nestled in the vibrant St Thomas area of Exeter, this charming mid-terrace house on Oxford Street offers a delightful living experience. With a total area of 786 square feet, the property features two well-proportioned reception rooms, providing ample space for relaxation and entertaining. The open lounge diner creates a welcoming atmosphere, perfect for family gatherings or quiet evenings at home.

The house comprises two comfortable bedrooms, ideal for a small family or professionals seeking a peaceful retreat. The bathroom is conveniently located on the 1st floor, ensuring ease of access for all residents.

This unfurnished home presents a blank canvas for you to personalise and make your own, allowing you to infuse your style and preferences into the space.

With its prime location in St Thomas, you will benefit from a friendly community atmosphere while being just a short distance from Exeter's bustling city centre, where you can enjoy a variety of shops, restaurants, and cultural attractions.

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.