

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Colleton Grove

, Exeter, EX2 4AW

£1,695 Per Month



Council Tax: C

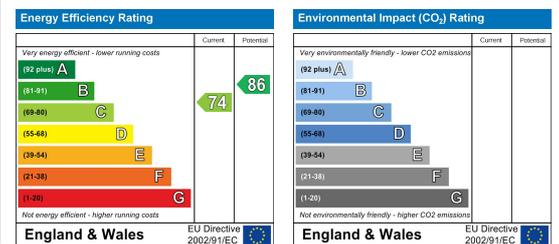
## Floor Plan



## Area Map



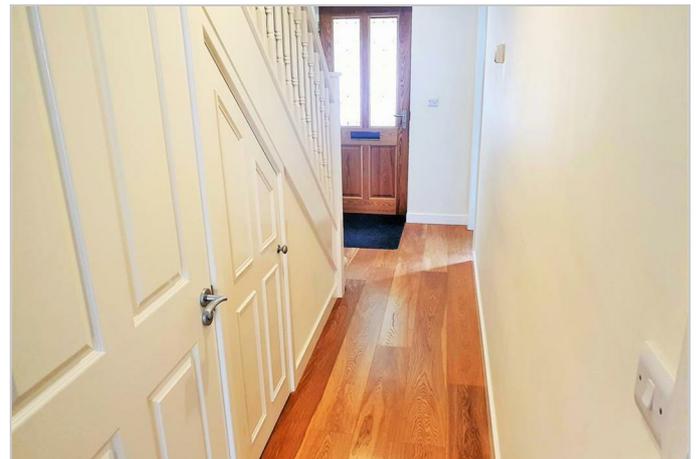
## Energy Efficiency Graph



## 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.

- 3 BEDROOM HOUSE
- MODERN THROUGH-OUT
- MASTER BEDROOM WITH ENSUITE
- COUNCIL TAX BAND: C
- UNFURNISHED
- ST LEONARDS LOCATION
- CLOSE TO QUAYSIDE / CITY CENTRE
- EPC RATING: C
- AVAILABLE FROM 01/08/2024
- ONE ALLOCATED PARKING SPACE



We are delighted this rare opportunity to offer this modern 3 double bedroom property to let. Located in Colleton Grove, the sought after area of St Leonards area of Exeter it offers access to the Quayside, City Centre and the Magadalen Road shopping area. The property is a mid terrace house, briefly comprising Living Room, Cloak Room and Kitchen Diner on the ground floor, two double bedrooms and bathroom on the first floor with the master bedroom and en suite on the second floor. Built by the current owner, care has been taken to ensure the property is to a great standard throughout.

Carpets will be fitted before the move in.

## 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.