

# HUNTERS®

HERE TO GET *you* THERE



Raleigh Road

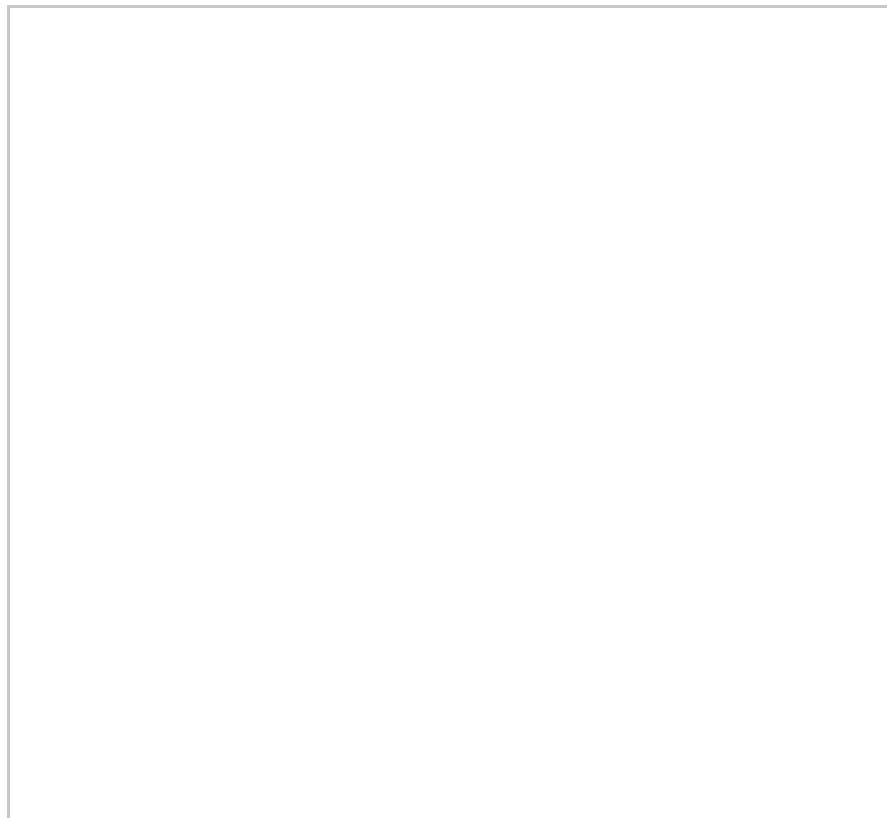
, Exeter, EX1 1TQ

£975 Per Calendar Month



Council Tax: A

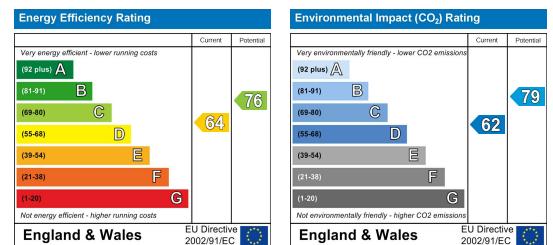
## Floor Plan



## 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.

- 2 BEDROOM FLAT ■ ST. LEONARDS AREA
- GAS FIRED CENTRAL ■ COUNCIL TAX A HEATING SYSTEM
- UNFURNISHED ■ EPC RATING: D



Nestled in the heart of Exeter on Raleigh Road, this charming two-bedroom flat offers a delightful blend of modern living and comfort. Ideal for those seeking a rental property, this flat features a spacious reception room that welcomes you with warmth and light, perfect for both relaxation and entertaining guests.

The property boasts two bedrooms, providing ample space for rest and personalisation. The modern bathroom and kitchen are designed with contemporary finishes, ensuring both style and functionality for your daily needs.

With the added benefit of gas central heating, you can enjoy a cosy atmosphere throughout the year, making this flat a perfect sanctuary regardless of the season.

Located in a vibrant area of Exeter, you will find yourself within easy reach of local amenities, transport links, and the picturesque surroundings that this historic city has to offer. This flat is an excellent opportunity for anyone looking to embrace a comfortable lifestyle in a prime location. Don't miss the chance to make this lovely flat 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.