

# HUNTERS®

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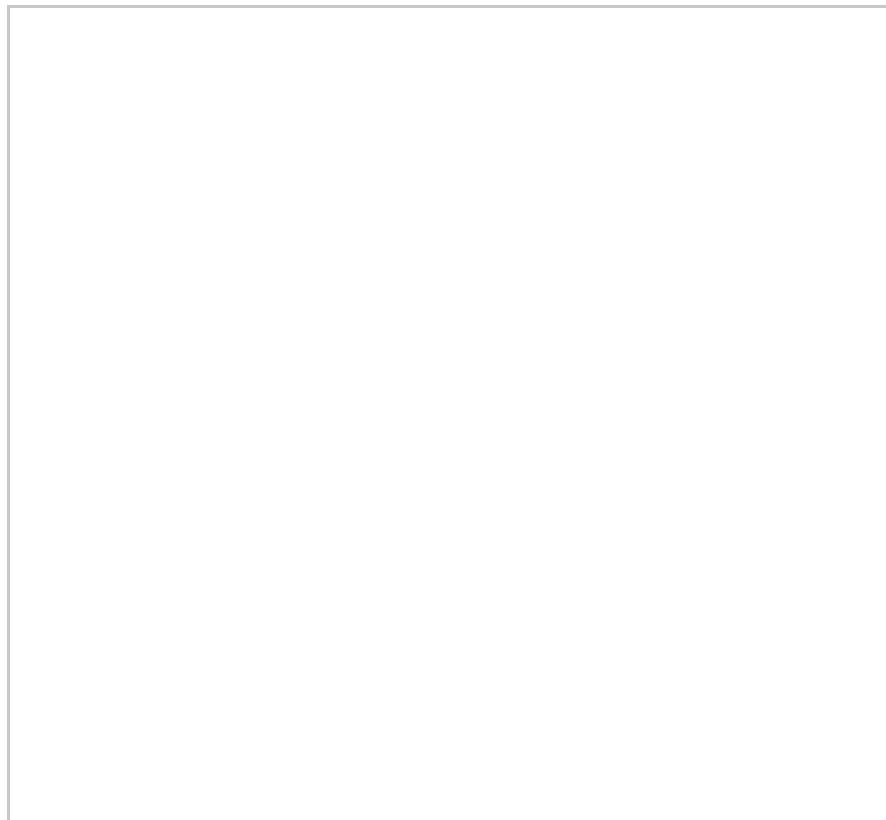


Grasslands Drive  
, Exeter, EX1 3XZ  
£1,350 Per Month

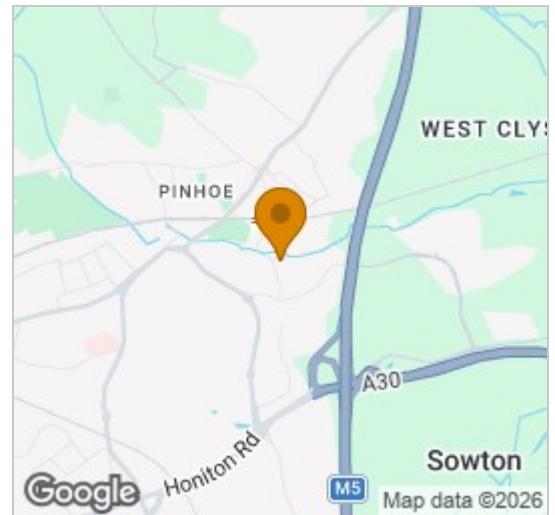
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Council Tax: D

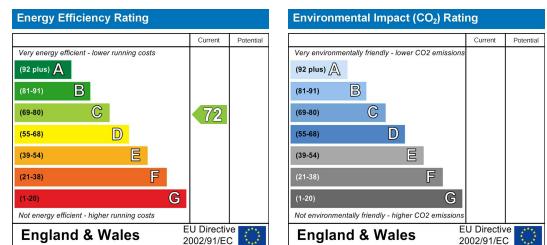
## Floor Plan



## 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 spacious bedrooms
- Located in Pinhoe, Exeter
- Enclosed rear garden
- Includes a garage
- Unfurnished terraced house
- 2 reception rooms
- Built in 1994
- 926 sq ft of space
- Close to local amenities
- Viewing recommended

Located in the desirable Pinhoe area of Exeter, this charming terraced house on Grasslands Drive offers a perfect blend of comfort and convenience. Built in 1994, this well-maintained property spans an impressive 926 square feet, providing ample space for families or professionals seeking a welcoming home.

The house features two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. The three bedrooms offer a peaceful retreat, ensuring everyone has their own personal space. The well-appointed bathroom caters to all your daily needs.

One of the standout features of this property is the enclosed rear garden, providing a private outdoor sanctuary for relaxation or play. Additionally, the garage offers valuable storage space or the potential for off-road parking, a rare find in urban settings.

This unfurnished home presents a blank canvas, allowing you to personalise the space to your taste and style. With its excellent location, you will benefit from easy access to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a vibrant community.

In summary, this delightful three-bedroom terraced house on Grasslands Drive is a fantastic opportunity for anyone seeking a comfortable and versatile living space in Exeter. Don't miss your 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.