

HUNTERS[®]

HERE TO GET *you* THERE



Haldon Road

, Exeter, EX4 4DZ

£1,225 Per Month

2  1  1   E

Council Tax: A

GROUND FLOOR

MASTER BEDROOM

BATHROOM

HALLWAY

BEDROOM 2

COMMUNAL STAIRS

KITCHEN

LOUNGE/DINING/KITCHEN

HUNTERS

Whilst every effort has been made to ensure the accuracy of the Reception completed form, representations of plans, views, views and any other items are representative of the property and are not intended to be used for any other purpose. This plan is for information only and should be used in conjunction with the prospectus. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 54, Potential: 73

Environmental Impact (CO₂) Rating

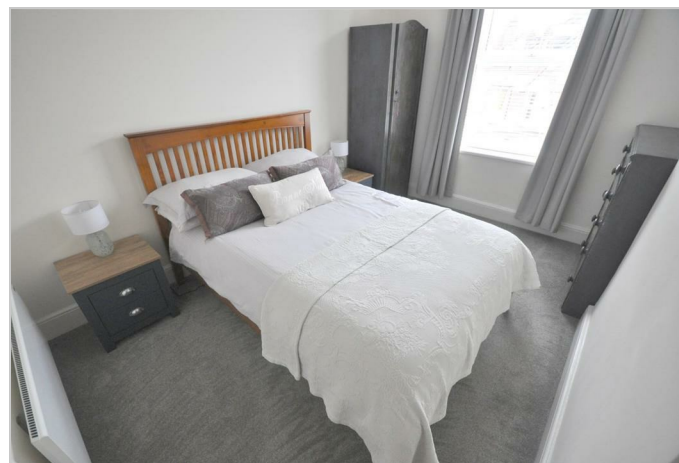
Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Current: 54, Potential: 73

England & Wales EU Directive 2012/27/EC

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 FLAT
- FULLY FURNISHED
- AVAILABE MARCH
- MINIMUM 6 MONTH LET
- ACCESS TO CITY CENTRE / EXETER UNIVERSITY
- GOOD TRANSPORT LINKS
- PERIOD CONVERSION
- EPC RATING: E



Nestled on Haldon Road in the vibrant city of Exeter, this charming two-bedroom apartment is now available to let. Perfectly situated close to the city centre, this property offers both convenience and comfort, making it an ideal choice for professionals or small families seeking a modern living space.

The open plan kitchen and lounge area create a welcoming atmosphere, perfect for entertaining guests or enjoying a quiet evening at home. The kitchen is fully equipped, ensuring that you have all the necessary amenities at your fingertips.

This fully furnished flat is ready for you to move in and make it your own. With its prime location, you will have easy access to a variety of shops, restaurants, and local attractions, all within a short distance.

In summary, this delightful two-bedroom apartment on Haldon Road presents a wonderful opportunity for those looking to enjoy the best of Exeter living. Don't miss your chance to secure this lovely home in a sought-after area.

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.