

# HUNTERS®

HERE TO GET *you* THERE

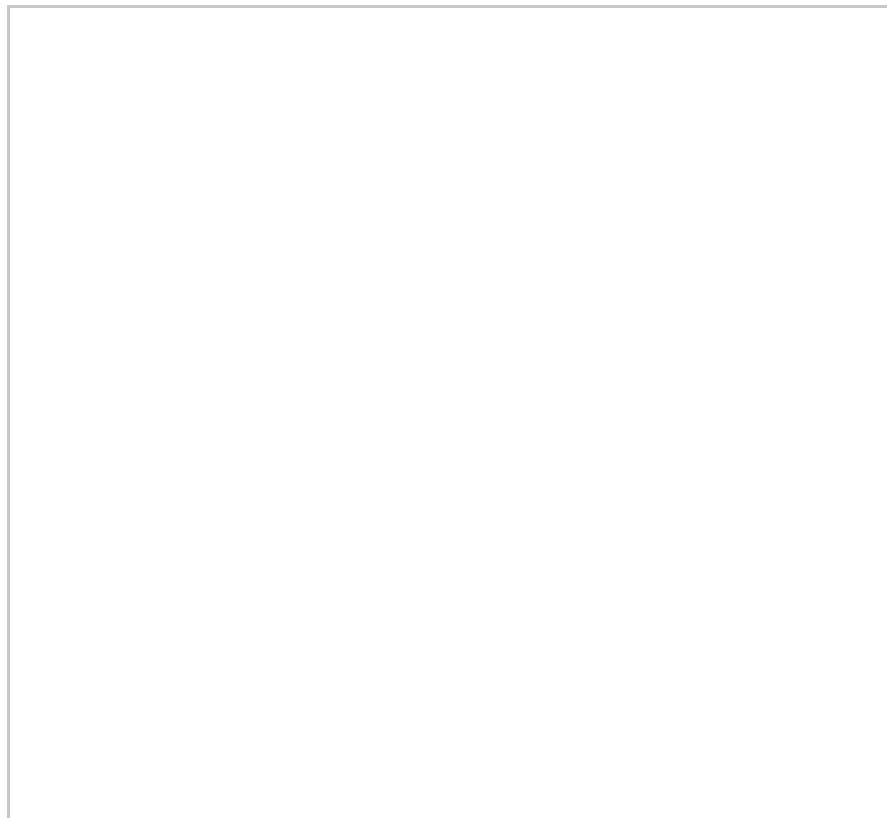


Butts Road  
, Exeter, EX2 5BE  
£600 Per Month

1 Bed 5 Bath 1 Reception Room

Council Tax: D

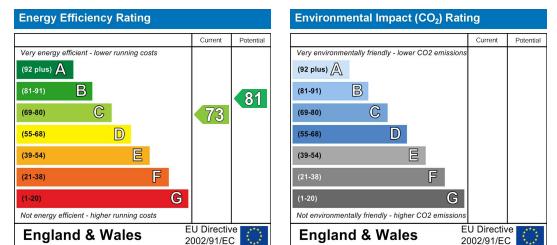
## Floor Plan



## 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.

- FULLY FURNISHED
- EIGHT BEDROOMS
- TWO ENSUITES
- THREE COMMUNAL BATHROOMS
- AVAILABLE 9TH MARCH
- TWO COMMUNAL KITCHENS
- LIVING/DINING ROOM
- EPC RATING C

\* Room to rent in shared house \* Fully furnished \* All bills included (Subjected to fair usage)\*

This beautifully presented house is within easy reach of St Luke's Campus and the RD&E hospital.

There are eight bedrooms to let, two of which have their own shower rooms with three further shared bathrooms and one additional shower room. The property has two fitted kitchens and a communal living/dining area. There is a decked low maintenance garden and also off road parking for up to 5 cars.



## 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.