



92 Gras Lawn, Exeter, Devon, EX2 4SZ

To Let £2,200 PCM

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Dedicated Lettings & Property Advisers

- Brand New Kitchen
- Quiet residential location
- Walking distance to the RD&E Hospital
- Close to the city centre
- Brand new decor
- New Flooring

THE PROPERTY

We are delighted to offer this spacious house which boasts 1,679 sq ft of living space, offering ample room for comfortable living. Located in this quiet residential area within easy walking distance to the Royal Devon & Exeter University Hospital. It has been refurbished throughout to include new kitchen, redecorated throughout and new flooring and it comprises;

Entrance hallway with downstairs WC, storage cupboard, a superb brand new kitchen with integrated family style fridge and freezer, oven, hob, extractor, dishwasher and plumbing for a washing machine. The kitchen also provides ample dining space with french doors leading to the private enclosed garden.

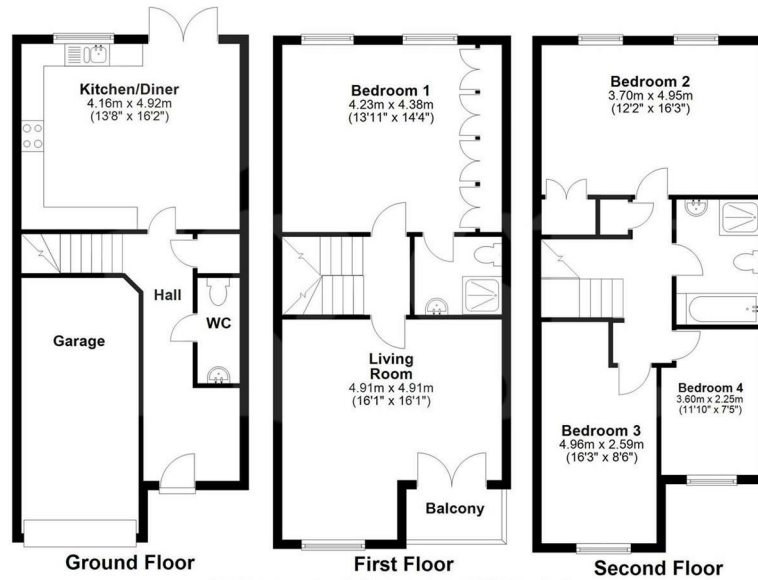
On the first floor there is a large lounge with a balcony overlooking the front green area. A master bedroom with ample built in wardrobes and a modern ensuite shower room.

Stairs rise to the second floor where you will find three further well proportioned bedrooms and a family bathroom.

To the rear is an enclosed rear garden. Outside to the front is off road parking, a garage and outside storage shed.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing.

EER 'C'. Unfurnished. Available Immediately. Pets may be considered on a case by case basis. Council Tax Band E.



Total area: approx. 156.0 sq. metres (1679.1 sq. feet)

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