



28 Spinney Close, Exeter, EX2 5PE  
To Let £1,350 PCM

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- Quiet Residential location
- Allocated parking
- Superbly presented
- Three Bedrooms
- Easy Maintenance Garden
- Front Garden

## THE PROPERTY

We are delighted to offer this superbly presented three-bedroom unfurnished home, ideally situated in a quiet and popular residential area. This property enjoys excellent proximity to well-regarded primary and secondary schools, RD&E Hospital (less than 2 miles away), major road links, and a nearby retail park offering a variety of shops and a supermarket.

Set on a pedestrian-only walkway, offering peace and privacy with no passing traffic. Attractive front garden leading to a welcoming entrance porch.

Accommodation comprises:

Entrance Porch

Spacious living room with stairs to the first floor.

Contemporary kitchen/dining room with modern fittings, including fridge/freezer, oven, and hob, with space for a washing machine. Ample room for a dining table and access to the rear garden.

Two generously sized double bedrooms.

One single bedroom, ideal as a nursery or home office.

Modern family bathroom with a clean white suite.

Low-maintenance rear garden with patio, Astro-turf lawn, and shed for storage.

Rear access gate leading to a designated parking space.

This home is presented unfurnished and is in excellent condition throughout. Early viewing is highly recommended to appreciate the peaceful setting and quality accommodation.

• Council Tax Band: C • Energy Efficiency Rating (EER): D • Pets: Not permitted

