



41 BATHERN ROAD EXETER


£1,350 Per

A spacious modern house situated within this sought after residential area. The property is very conveniently positioned for a variety of local amenities and public transport links including a train station and bus routes. The accommodation is well appointed throughout having been freshly decorated and carpeted in a neutral palette.

The ground floor comprises entrance hall, cloakroom/wc, sitting room, dining room with plenty of light and double glazed patio door to the rear garden, along with the kitchen. The first floor has two double bedrooms and a further single bedroom, en-suite and family bathroom. Other benefits include gas central heating and UPVC double glazing. Externally there is a garden to the rear along with a garage and additional parking space.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

