




## 33 CEDARS ROAD EXETER

**£1,300 Per**

A delightful period house situated in this prestigious area of St Leonards. The property is beautifully appointed throughout combining period features with a neutral palette. The accommodation comprises entrance vestibule, hall, sitting room, dining room, modern kitchen, two double bedrooms, luxurious bathroom. Other benefits include gas central heating and UPVC double glazing. Walled courtyard garden to the rear.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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

