



7 Queens Road, Exeter
£1,400 pcm

7 Queens Road

Exeter, EX2 9ER

- 3 Bedroom, semi-detached property
- Internally renovated with new carpets and redecoration
- Ideal location
- Off road parking for 3 cars and garage
- Low maintenance, private, rear garden
- Modern kitchen

7 Queens Road is a very well presented, three bedroom, semi-detached property in a quiet residential area within walking distance of the city centre and local schools as well as easy access to M5, A30 and A38. The property has front and rear gardens that are both low maintenance along with the additional benefit of garage and greenhouse. Internally the ground floor consists of living room, dining room and modern well equipped kitchen with integrated fridge and dishwasher. The first floor has three bedrooms along with the family bathroom. The property has been renovated and is equipped with full gas central heating and double glazing throughout.





TERMS :

Available - Now

Rent - £1400pcm

Deposit - £1400

Unfurnished

Pets - considered

Heating - Mains gas

EPC - D66

Council Tax - Band C

DIRECTIONS : Please use postcode or property address
for sat nav location

What3words - [///civil.dated.buzz](https://www.what3words.com/#!/civil.dated.buzz)



I'm INTERESTED to look! What next?

We'll fix you a viewing appointment - phone, email or call into the office (we're open 7 days a week) with some dates and times that suit you.

I want to APPLY! What next?

You'll need to complete an application form which you can be given a paper copy of or we can send you a link to your email. We also need to check your ID so that we comply with the Right to Rent check, which is a legal requirement now for all tenancies - this can be found at <https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide>

HELP! I need more information on the whole renting process!

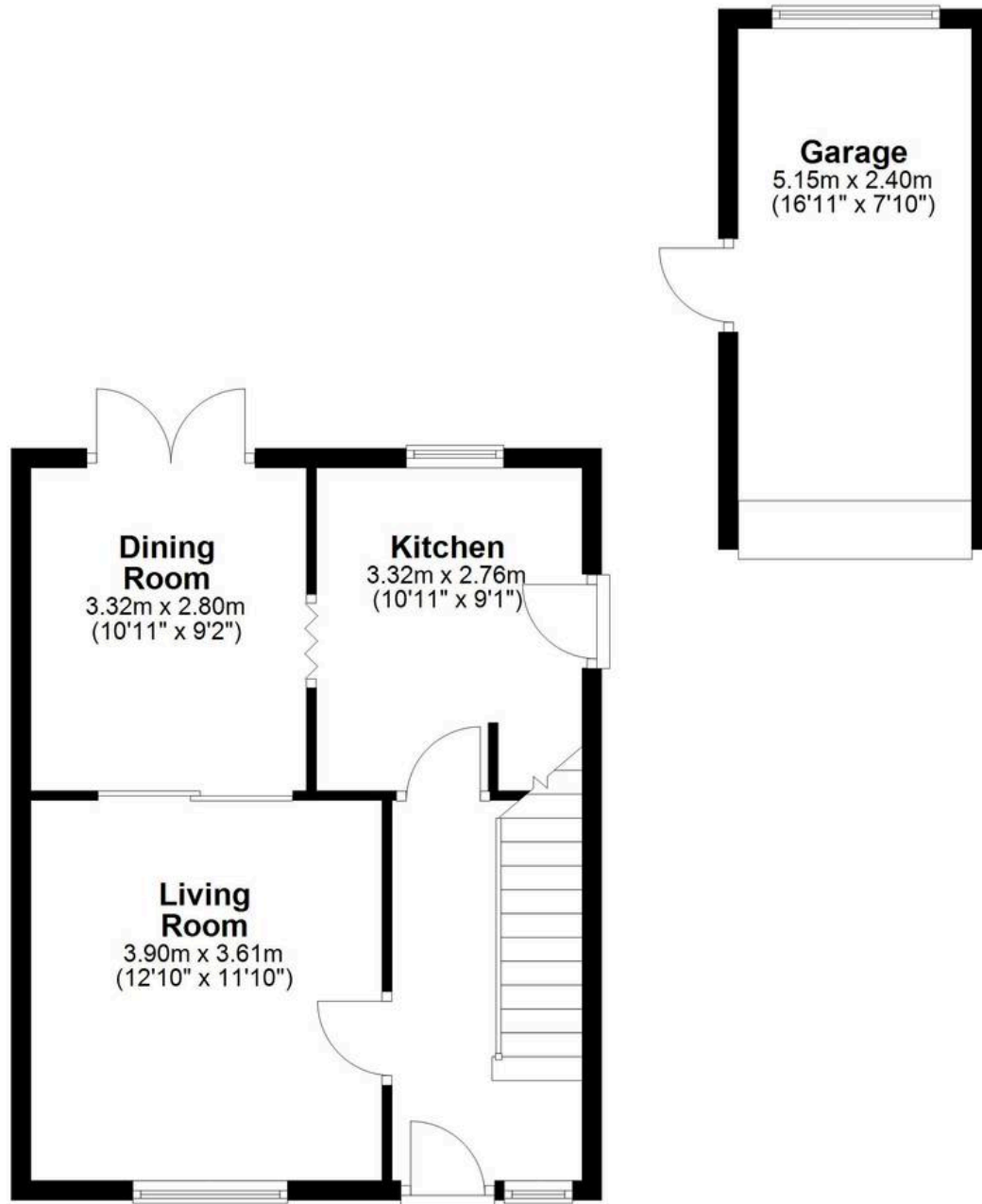
We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept - the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

You can also check out our step by step RENTING GUIDE here: <https://www.helmores.com/rent/renting-guide>



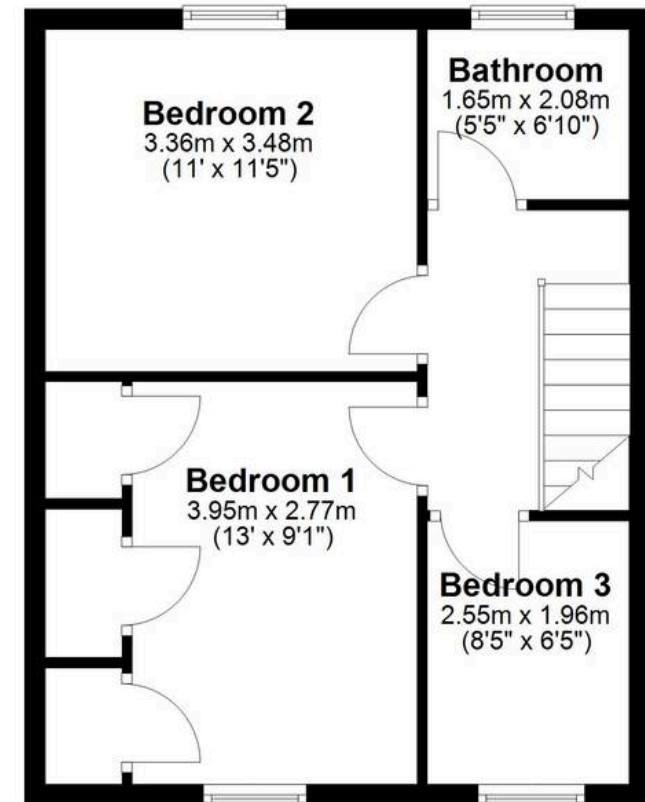
Ground Floor

Approx. 53.8 sq. metres (579.3 sq. feet)



First Floor

Approx. 41.5 sq. metres (447.1 sq. feet)



Total area: approx. 95.4 sq. metres (1026.4 sq. feet)



Helmores

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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.