

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Church Road

, St. Thomas, EX2 9AZ

£1,300 Per Calendar Month



Council Tax: B

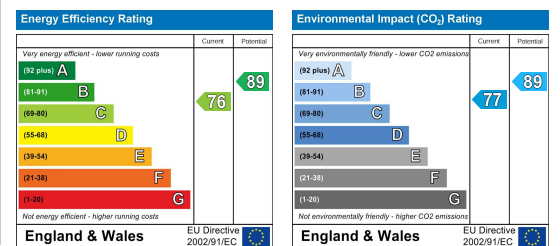
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Exeter Lettings Office on 01392 340130 if you wish to arrange a viewing appointment for this property or require further information.

- CONVERTED CHAPEL
- KITCHEN DINER
- ENCLOSED COURTYARD
- GAS FIRED CENTRAL HEATING
- CLOAKROOM
- 3 BEDROOMS
- LIVING ROOM
- EPC RATING: C
- FAMILY BATHROOM
- AVAILABLE FROM START AUGUST

An opportunity to rent a 3 bedroom property split over two floors, set within a converted Chapel. Located in the St Thomas area of Exeter. Briefly comprising Living Room, Kitchen Diner, Cloakroom, 3 Bedrooms and a family Bathroom. The property benefits from neutral décor, central heating system and an enclosed front yard.

\* Please note this property is not eligible for any on street parking permits \*



## MATERIAL INFORMATION

- Tenure:**
- Lease Years Remaining:**
- Annual Ground Rent:**
- Review Period:**
- Review Increase:**
- Service Charge:**
- Shared Ownership:**
- Ownership Share:**

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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.