

HUNTERS®

HERE TO GET *you* THERE



Old Tiverton Road

, Exeter, EX4 6LD

£1,050 Per Week

6 2 null C

Council Tax: C

Energy Efficiency Rating

Category	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2012/26/EC	75	85

England & Wales

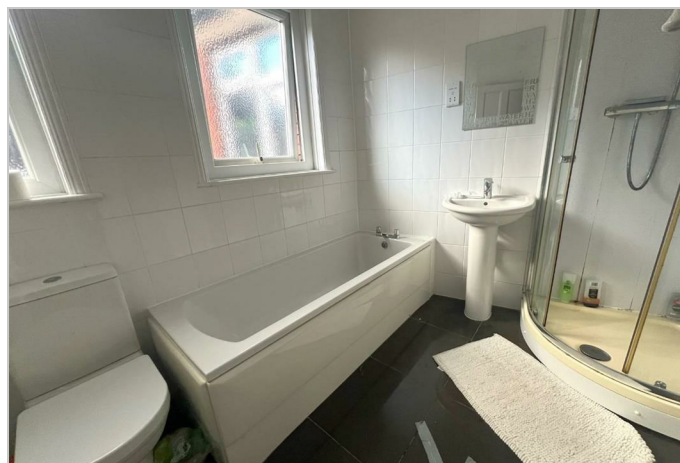
Environmental Impact (CO₂) Rating

Category	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2012/26/EC	71	89

England & Wales

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.

- STUDENT PROPERTY 2027/28
- 6 DOUBLE BEDROOMS
- LARGE MODERN KITCHEN/DINING ROOM
- WALKING DISTANCE TO CITY CENTRE
- WALKING DISTANCE TO BOTH UNIVERSITIES
- £175 PPPW EXCLUDING BILLS
- BILLS INCLUSIVE PACKAGE AVAILABLE
- EPC RATING C



This well presented six bedroom student home is not only located in a perfect spot within easy reach to the city centre and university but offers generous accommodation comprising of six good size double bedrooms fully furnished . Large communal space with white gloss kitchen with two ovens and five ring gas hob. Bathroom and shower room. Gas central heating, Double Glazing. Outside space big enough for summer barbecues. £175 per week per student exclusive of bills.

**** There is also an option to have an all inclusive tenancy via UniHomes. The all-inclusive element of the property is managed by UniHomes, which includes gas, electricity, water, contents insurance and fibre broadband. Usage is uncapped, meaning your price won't fluctuate based on your usage ****

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.

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

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