

# HUNTERS®

HERE TO GET *you* THERE



HUNTERS®



Westminster Road  
, Exeter, EX4 2LT  
£975 Per Calendar Month



Council Tax: B

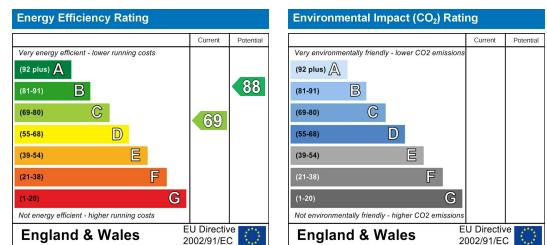
## Floor Plan



## 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.

- **ENCLOSED GARDEN**
- **MODERN LIVING SPACES**
- **UNFURNISHED**
- **AVAILABLE LATE FEBRUARY**
- **DOUBLE BEDROOM**
- **COUNCIL TAX BAND B**
- **PARKING**



Nested on Westminster Road in the vibrant city of Exeter, this charming terraced house offers a delightful blend of modern living and comfort. With one bedroom & a small office space, this property is perfect for couples, or individuals seeking a serene retreat in a bustling area.

The interior boasts modern living spaces that are both inviting and functional, providing an ideal environment for relaxation and entertaining. The unfurnished nature of the property allows you the freedom to personalise the space to your own taste and style, making it truly feel like home.

Outside, you will find an enclosed garden, a wonderful feature that offers a private outdoor space for gardening, leisure, or simply enjoying the fresh air. Additionally, the property benefits from parking, a valuable asset in this sought-after location, ensuring convenience for you and your guests.

Situated in Exeter, this home is well-connected to local amenities, schools, and transport links, making it an excellent choice for those who appreciate both city life and the tranquillity of a residential area. This terraced house on Westminster Road is a fantastic opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of modern living.

## 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.