



The Flat, 20 The Mede, Exeter, Devon, EX4 8ED  
To Let £1,000 PCM

robson  
lettings  
Dedicated Lettings & Property Advisers

- Superbly presented
- Light and airy rooms
- Excellent location
- EER 'D'

## THE PROPERTY

Superb First-Floor Flat Above Chiropractic Clinic – Available April

This bright and airy two bedroom first-floor flat is ideally located close to shops, transport links, and local amenities. Generous room sizes with own private entrance.

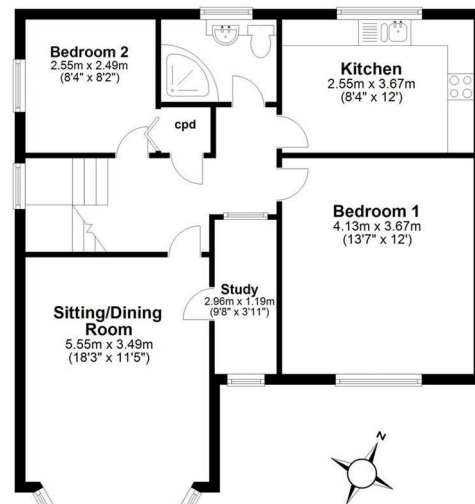
Entrance hallway with door into the clinic and door to the flat. Stairs to the first floor where there is a spacious living room with dual aspect windows and adjoining study. Modern well fitted kitchen with oven, hob, fridge / freezer and washing machine plumbing. One large double bedroom with wash hand basin and one good sized single. Shower room.

Parking: On-street during the day; car park available evenings & weekends.

Additional Payment: £325/month covers council tax, gas, electric, water, and broadband (based on fair usage, reviewed annually). TV licence extra if needed.

Other: Unfurnished. Sorry, no pets. EPC'D'

Please Note: Located above a clinic, so quiet is required during business hours.



Total area: approx. 68.2 sq. metres (734.2 sq. feet)

**20, The Mede, Exeter**