

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Monks Road

Exeter, EX4 7BQ

£1,350 Per Month



Council Tax: B

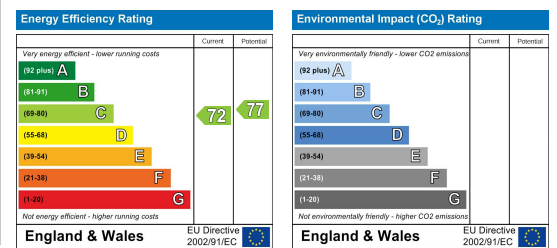
## Floor Plan



## 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.

- TWO BEDROOM HOUSE
- UNFURNISHED
- GROUND FLOOR CLOAKROOM
- ONE OFF STREET PARKING SPACE
- CAN BE AVAILABLE SOONER BY ARRANGEMENT
- MOUNT PLEASANT AREA
- TWO BEDROOM
- ENCLOSED REAR GARDEN
- AVAILABLE FROM 22ND JULY

Located on Monks Road in Exeter, this charming terraced house offers a delightful blend of modern living and comfort. Built in 2005, the property boasts two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a perfect setting for relaxation or entertaining guests. The ground floor also features a convenient cloakroom, enhancing the practicality of the home. The heart of the house is complemented by a well-designed layout that flows seamlessly throughout.

The enclosed rear garden is a lovely outdoor space, perfect for enjoying the fresh air, gardening, or hosting summer barbecues.

Additionally, the house benefits from an off-street parking space, a valuable asset in this bustling area. The property is offered unfurnished, allowing you the freedom to personalise the space to your taste and style.

With its modern features and prime location, this two-bedroom terraced house on Monks Road presents an excellent opportunity for those looking to settle in Exeter. Don't miss the chance to make this lovely house your new home.



## 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.

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