



## Clyst Heath, Exeter

- HISTORIC BUILDING
- MASTER BEDROOM WITH ENSUITE
- RECEPTION ROOM
- EPC RATING: C
- OFF STREET PARKING
- THREE BEDROOMS
- FAMILY BATHROOM
- RICH HERITAGE SURROUNDINGS
- GARAGE

**£1,600 Per Month**

Tenure:



# Clyst Heath, Exeter

## DESCRIPTION

Welcome to this charming property which is available to let! Steeped in history, this property is situated in a unique historic building, offering an enchanting mix of the past and present.

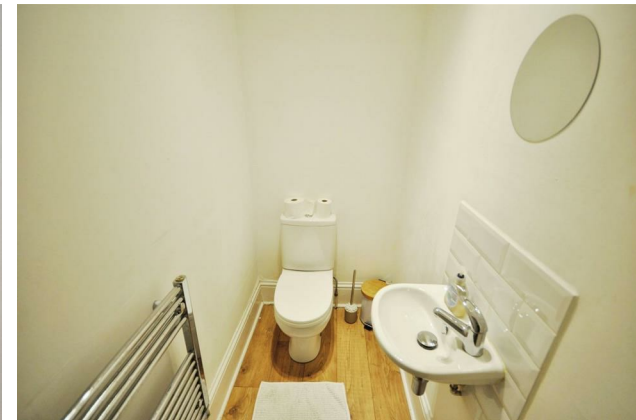
This delightful maisonette boasts three bedrooms, providing space for a family, a couple, or sharers. Each bedroom has been neutrally decorated, allowing for a personal touch. Additionally, there are two bathrooms, designed convenience in mind.

The property also includes a generous reception room, perfect for entertaining guests or enjoying a quiet evening in.

Externally, there is a Garage set in a separate block and an off street parking space.

The location is a real gem, with historical features at every turn. Whether you're a history buff or appreciate unique architecture, you'll be in awe of the rich heritage that surrounds this property.

So, if you're drawn to the charm of historical features and are looking for a property with ample space, this flat could be the perfect fit for you. Don't miss out on this opportunity to let a property that's truly one-of-a-kind.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		74 75	
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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

### 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.

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