



**69A CHURCH ROAD
EXETER
EX2 8SW**

£950 Per month

Recently refurbished, this well-presented one bedroom first floor apartment offers spacious and modern accommodation in the highly sought-after area of Alphington.

The property features a bright and generously sized open-plan living space, with a comfortable lounge area enjoying a front aspect and plenty of natural light. The adjoining kitchen has been recently fitted with a range of contemporary base and wall units, complete with integrated oven, microwave, inset hob with extractor hood, and ample worktop space. A breakfast bar provides a practical dining area.

The apartment offers a good-sized double bedroom to the rear. A stylish, modern bathroom completes the accommodation.

Rent includes water and internet.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	100	100+
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements