

78 Union Road, Exeter, EX4 6HU

£1,400 pcm

78 Union Road

Exeter

- Semi detached, three bedroom property
- Very convenient location
- Modern kitchen
- Quiet, private rear garden
- Residents parking scheme (first permit £35 per year)

78 Union Road is a very conveniently located, three bedroom, semi-detached property close to the University, city centre and all local amenities. The property has a front and rear garden and the accommodation consists of a dining and living room and separate modern kitchen with cooker and some white goods. On the first floor there are three bedrooms, all of which are double rooms as well as the family bathroom. The property is in a good state of decorative order throughout and benefits from gas central heating and double glazing.

TERMS :

Available - Now

Rent - £1400pcm

Deposit - £1400

Unfurnished

Pets - Considered

Epc - C

Council Tax - C









DIRECTIONS : For sat nav purposes, please use the property address or postcode
What3words - ///card.homes.audio

Exeter is a thriving city in the South West and offers a wide choice of cultural resources, theatres, art centres and museums. There are a variety of excellent state and private schools for both primary and secondary level, including St Leonard's primary school, Exeter School, The Maynard School and the Cathedral School, whilst Exeter University is recognised as one of the best in the country. Exeter's historic quay, the River Exe and surrounding countryside are a walk or bike ride from the property, with Dartmoor and miles of beautiful coast being within easy reach. The M5 motorway provides links to Bristol and London, the A38 to Plymouth and the A30 to Cornwall. Exeter St David's offers regular train services to London Paddington in just over two hours and Exeter Airport has daily flights to City Airport London as well as international destinations.

I'm INTERESTED to look! What next?
We'll fix you a viewing appointment - phone, email or call into the office (we're open 7 days a week) with some dates and times that suit you.

I want to APPLY! What next?

You'll need to complete an application form which you can be given a paper copy of or we can send you a link to your email. We also need to check your ID so that we comply with the Right to Rent check, which is a legal requirement now for all tenancies – this can be found at https://www.gov.uk/government/publications/right-to-rent-document-checks-a-user-guide

HELP! I need more information on the whole renting process!

We're here to hold your hand through the entire process. So, get in touch with Helmores rental dept – the team are very friendly, helpful, knowledgeable and REALLY want to HELP you find your perfect home!

You can also check out our step by step RENTING GUIDE here: https://www.helmores.com/rent/renting-guide

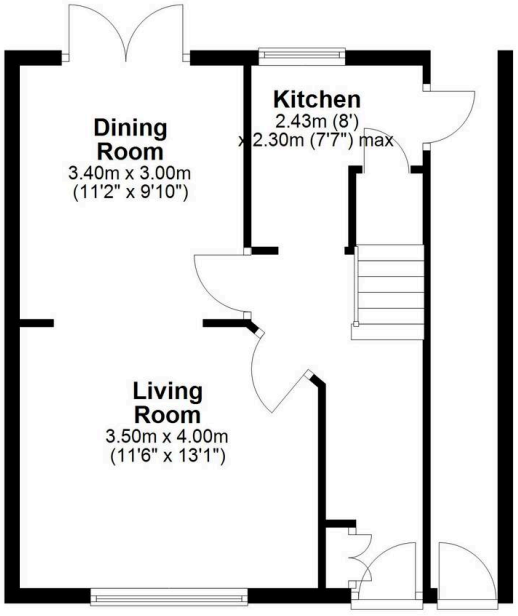






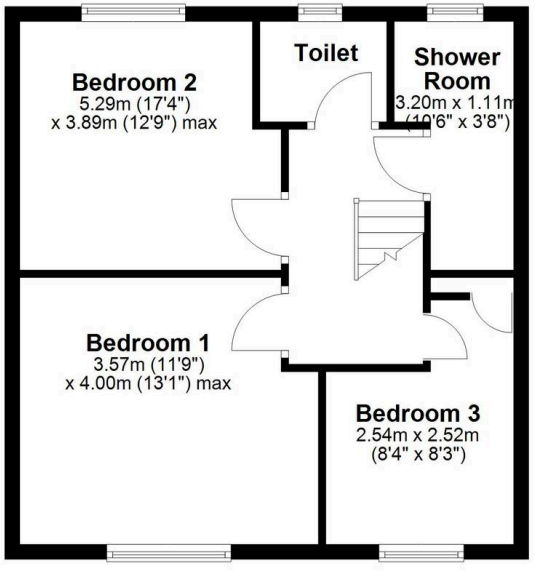
Ground Floor

Approx. 45.2 sq. metres (486.4 sq. feet)



First Floor

Approx. 50.5 sq. metres (543.9 sq. feet)



Total area: approx. 95.7 sq. metres (1030.3 sq. feet)



Helmores

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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.