

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Shambles Drive

, Copplestone, EX17 5HP

£1,200 Per Calendar Month



Council Tax: C

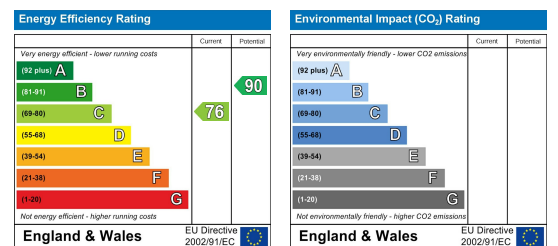
## Floor Plan



## 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.

- 3 BEDROOM HOUSE
- UNFURNISHED
- DOWNSTAIRS CLOAK ROOM
- AVAILABLE FROM 06/06/2022
- CAR PORT
- MID TERRACED
- GAS FIRED CENTRAL HEATING
- EPC RATING: C
- ENCLOSED REAR GARDEN
- COUNCIL TAX BAND: C

3 Bedroom mid terrace house to let in the Village of Copplestone, the property comprises downstairs cloakroom, living room, kitchen on the ground floor with 3 bedroom and a family bathroom located on the 1st floor. The property benefits from uPVC windows and a gas fired central heating system, it is neutrally decorated throughout, externally the property features an enclosed rear garden and car port.



## 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.