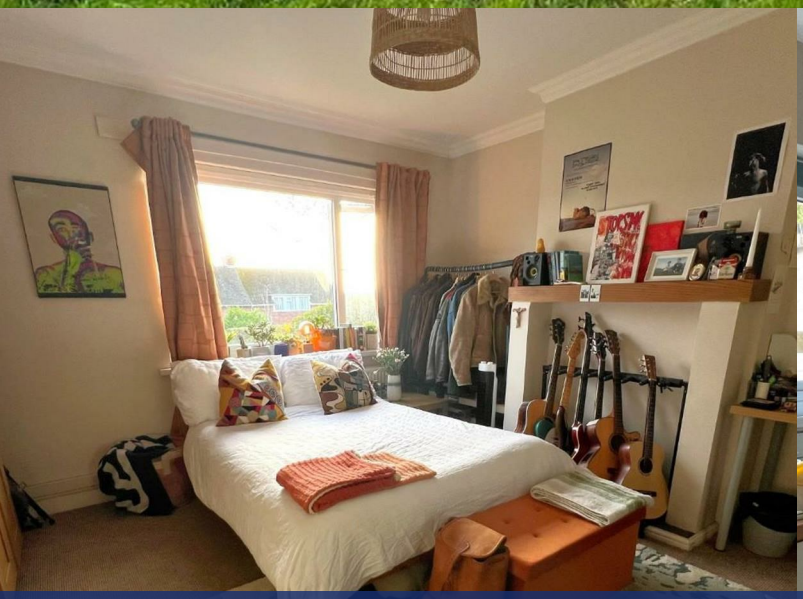
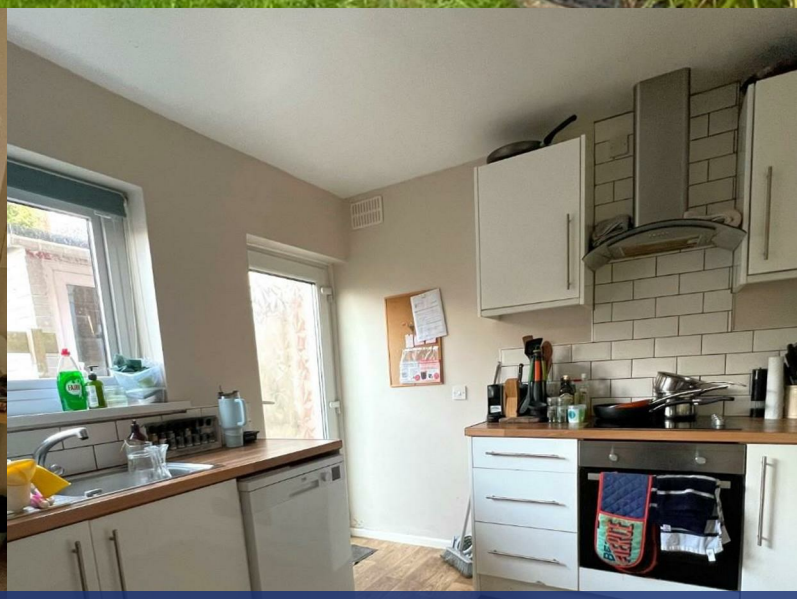
HUNTERS®

HERE TO GET *you* THERE





# Mincinglake Road

, Exeter, EX4 7DZ

£620 Per Week

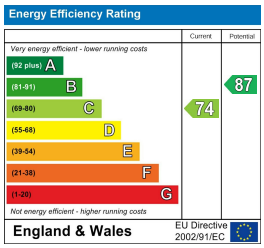
4 1 1 C

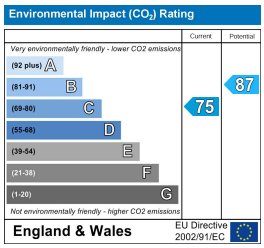
Council Tax: **B**

## 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.

- STUDENT PROPERTY 2027/28
- 4 DOUBLE BEDROOMS
- BEAUTIFUL COMMUNAL LIVING SPACE
- WALKING DISTANCE TO STREATHAM
- CLOSE TO SUPERMARKET
- LAUNDRY ROOM
- EPC RATING: C

STUDENT HOME 2027/28

This lovely student house is located in the Stoke hill area of Exeter which offers an easy level walk to campus and the City Centre. Morrisons supermarket is also within close proximity. Beautifully presented throughout the house has four double bedrooms, a modern shower room, modern kitchen/living/dining area and a separate laundry room. There is a garden to be enjoyed at the rear of the property. Gas central heating and double glazed throughout.

**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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