



72 Monks Road, Exeter

Exeter

£1,400 pcm



72 Monks Road

Exeter

Well-presented Victorian terrace with bay windows, two reception rooms, modern kitchen, three bedrooms, private courtyard, and great location near Exeter City Centre and the University.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Large private garden.
- Spacious kitchen diner ideal for modern family living and entertaining.
- Separate reception room providing versatile living space.
- Situated in a popular residential area of Exeter with excellent local amenities nearby.
- Good access to Exeter city centre, offering a wide range of shops, restaurants and leisure facilities.
- Convenient ground floor cloakroom (WC).
- Three well-proportioned bedrooms offering flexible family accommodation.
- Convenient transport links with easy access to major road networks and public transport connections.
- Well placed for reputable local schools and educational establishments.
- Within easy reach of nearby parks and green spaces, providing opportunities for walking, recreation and outdoor activities.



Lounge

13' 1" x 14' 6" (3.99m x 4.43m)

A bright and welcoming living space featuring generous proportions and a comfortable atmosphere, ideal for relaxing or entertaining guests.

Reception

18' 4" x 12' 2" (5.60m x 3.72m)

A versatile additional reception room offering flexible accommodation, perfect as a formal dining room, home office or family snug.

Wc

4' 0" x 2' 8" (1.21m x 0.81m)

Conveniently positioned on the ground floor, the cloakroom is fitted with a WC and wash hand basin, adding practicality for residents and visitors alike.

Kitchen/Diner

20' 6" x 9' 8" (6.25m x 2.95m)

A spacious and sociable kitchen diner fitted with ample worktop and storage space, providing the ideal setting for everyday family living and dining.

Bedroom 3

9' 9" x 16' 8" (2.96m x 5.07m)

A comfortable third bedroom, ideal as a child's room, guest bedroom or home office to suit a variety of needs.

Bathroom

10' 9" x 12' 2" (3.27m x 3.72m)

A well-appointed family bathroom comprising a suite with bath, shower wash hand basin and WC, designed to serve the household with functionality.

Bedroom 2

10' 9" x 12' 2" (3.27m x 3.72m)

A well-proportioned double bedroom enjoying a bright outlook and providing excellent accommodation for family members or guests.

Principal Bedroom

16' 10" x 14' 8" (5.13m x 4.46m)

A generously sized principal bedroom offering a



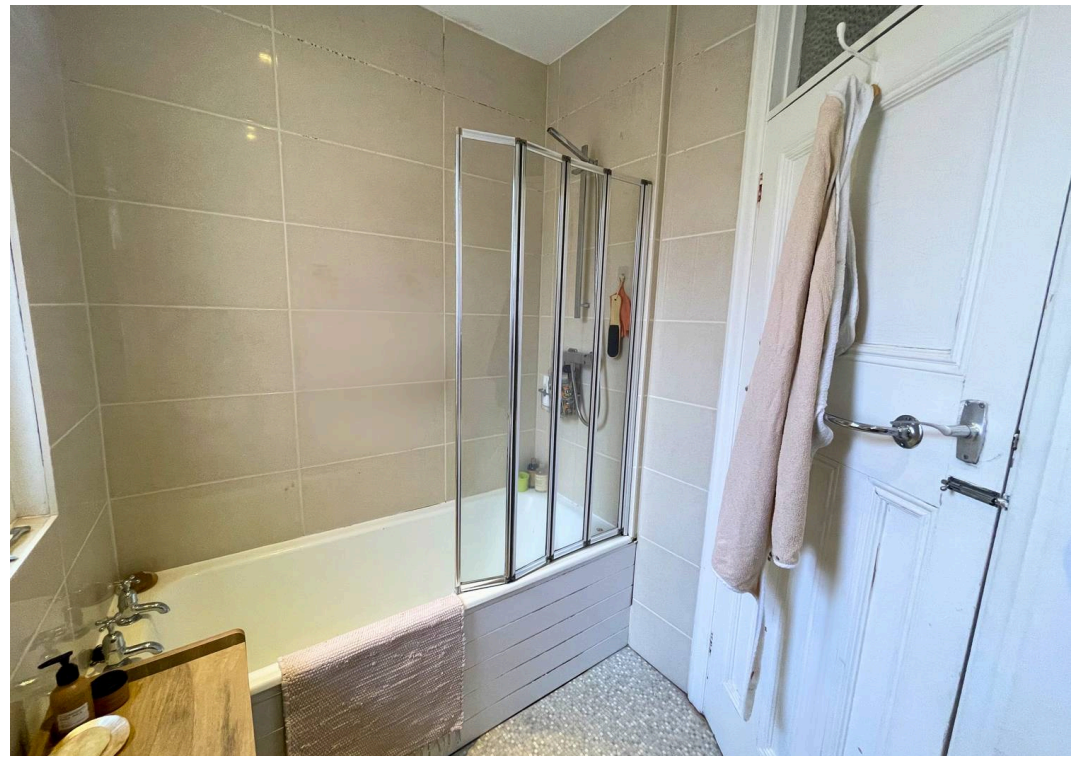


REAR GARDEN

An enclosed rear garden designed for low-maintenance enjoyment, featuring a paved patio ideal for outdoor dining and entertaining, complemented by established planted borders that add colour and character. The space also benefits from a useful storage area to the rear, creating a practical and inviting outdoor retreat.

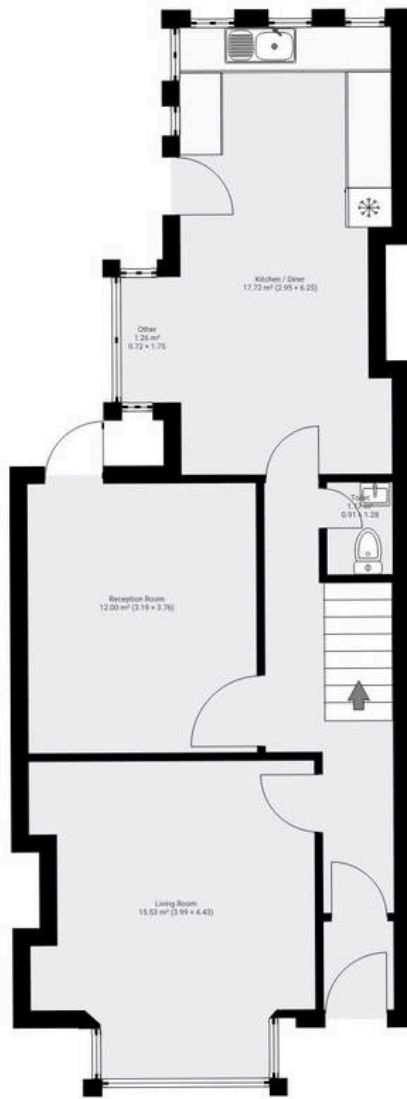
PERMIT

ON STREET



▼ Ground Floor

TOTAL AREA:56.32 m²-LIVING AREA:56.32 m²-ROOMS:7



▼ 1st Floor

TOTAL AREA:59.73 m²-LIVING AREA:59.73 m²-ROOMS:6

