

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



St. Davids Hill

, Exeter, EX4 4DA

£1,225 Per Calendar Month



Council Tax: A

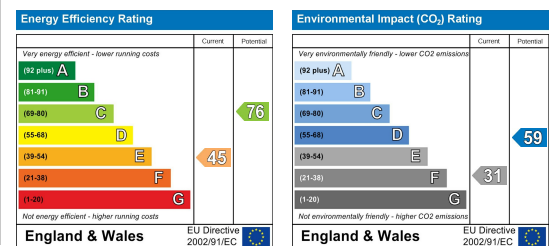
## Floor Plan



## 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.

- TWO BEDROOM ■ NEUTRAL DECOR APARTMENT THROUGHOUT
- FULLY FURNISHED ■ CITY CENTRE LOCATION
- WIFI INCLUDED IN RENT ■ EPC: E
- COUNCIL TAX BAND: A ■ AVAILABLE 10.07.26



Nestled in the charming area of St. David's Hill, Exeter, this delightful second-floor flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for professionals, couples, or small families seeking a welcoming home in a vibrant community.

The flat features a spacious reception room, providing an inviting space for relaxation and entertaining guests. The layout is thoughtfully designed to maximise natural light, creating a warm and airy atmosphere throughout. The bathroom is well-appointed, ensuring all your daily needs are met with ease.

St. David's Hill is known for its picturesque surroundings and proximity to local amenities, including shops, cafes, and parks. The area is well-connected to public transport, making it easy to explore the wider Exeter region and beyond.

This flat presents a wonderful opportunity to enjoy modern living in a sought-after location. Whether you are looking to rent your first home or downsize to a more manageable space, this property is sure to impress. Don't miss the chance to make this charming flat your new home in Exeter.

Wi-Fi is included in the rent.

## 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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