

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



**Elliott Gardens**

Pinhoe, Exeter, EX1 3YQ

£1,450 Per Month



Council Tax:

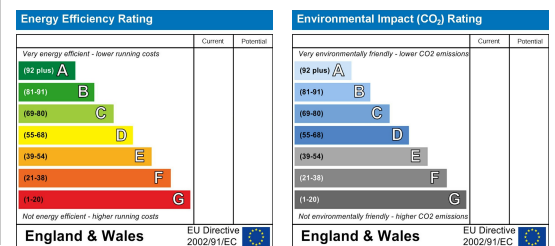
## Floor Plan



## 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.

- NEW BUILD
- 2 ALLOCATED PARKING SPACES
- SPACIOUS
- ENSUITE BATHROOM
- LIGHT & AIRY
- EPC A
- BIG GARDEN
- MODERN & NEUTRAL THROUGHOUT
- PINHOE LOCATION

Nestled in the charming area of Elliott Gardens, Pinhoe, Exeter, this stunning semi-detached house offers a perfect blend of modern living and serene surroundings. This beautiful new build features two spacious bedrooms and two well-appointed bathrooms, including an ensuite in the master bedroom, ensuring comfort and convenience for you and your family.

As you step inside, you will be greeted by a light and airy atmosphere, thanks to the thoughtfully designed layout that maximises natural light throughout the home. The property has never been lived in, providing you with the unique opportunity to be the first to enjoy its contemporary finishes and stylish interiors.

The house boasts a generous garden, perfect for outdoor activities or simply relaxing in the fresh air. Additionally, you will benefit from two dedicated parking spaces, making it easy for you and your guests to come and go with ease.

Located in a peaceful neighbourhood, this property is ideal for those seeking a tranquil lifestyle while still being within easy reach of Exeter's amenities. Whether you are a young professional, a couple, or a small family, this delightful home in Pinhoe is sure to meet your needs and exceed your expectations. Don't miss the chance to make this lovely house your new home.



## 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.