



Exmoor Close, Healing, DN41 7AE

TO LET - £875 pcm (DEPOSIT - £1,000)

CanTERS

Chartered Surveyors

Viewing is highly recommended on this modern three-bedroom semi-detached house, located within the much sought-after and highly desirable village of Healing, found in a block-paved cul-de-sac just off Grampian Avenue. Healing offers a range of local amenities including a medical centre, Healing and District Social Club, Healing Academy and a railway station. The village is situated approximately four miles from Grimsby town centre and benefits from excellent road links to the A180.

The well-planned accommodation benefits from uPVC double-glazed windows, gas-fired central heating and solar panels, and briefly comprises a hallway, kitchen diner, living room and cloakroom to the ground floor. To the first floor are three bedrooms and a family bathroom. Externally, the property offers low-maintenance gardens and a block-paved parking space to the side.

Entrance Hallway	With uPVC part double-glazed entrance door and tiled flooring, which continues through to the cloakroom and kitchen.
Cloakroom	Fitted with a modern white suite comprising a pedestal wash hand basin with mixer tap, low-flush WC and ceiling downlights.
Sitting Room	5.00m x 3.55m Located to the rear of the property and enjoying views over the garden. The room benefits from two uPVC double-glazed doors opening onto the patio, a rear-facing window and coving to the ceiling.
Kitchen Diner	4.38m x 2.85m Fitted with a range of shaker-style wall and base units with contrasting work surfaces, incorporating a stainless steel sink unit with mixer tap. Integrated oven, four-ring gas hob with chimney-style extractor over, space for a washing machine and splashback tiling. Finished with ceiling downlights and a front-facing window.
Landing	Providing access to all three bedrooms and the family bathroom.
Bedroom 1	3.85m x 2.86m With window to the front elevation and coving to the ceiling.
Bedroom 2	2.36m x 3.93m With window overlooking the rear garden.
Bedroom 3	2.74m x 2.50m With rear-facing window.
Bathroom	Fitted with a modern white suite comprising a panelled bath with glass screen and power shower over, pedestal wash hand basin and low-flush WC. Finished with part-tiled walls and ceiling downlights.
Outside	The front of the property is open plan with a block-paved driveway to the side. The enclosed rear garden is accessed via a side gate and features a paved patio area, raised decked seating area and a garden shed, offering a pleasant and low-maintenance outdoor space.
Tenancy Details	Available to let on an unfurnished basis by way of an Assured Shorthold Tenancy Agreement (AST) for a minimum term of six months, at a rent of £875 per calendar month. A deposit of £1,000 is payable and will be held within a Deposit Protection Scheme (DPS).
Council Tax Band:	'C' NB: This can be reviewed by the Local Authority.
EPC Rating:	'C'

FURTHER INFORMATION AND TO VIEW:
Viewing by appointment only, contact enquiries@canters.co.uk 01472 356143.

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ADDITIONAL PHOTOS & PLANS



Sitting Room



Kitchen



Bedroom 1



Bedroom 2



Bedroom 3



Bathroom

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Property Inspected: 03/02/2026

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