



13 Walsingham Place, Exeter, EX2 7RG

£1,150 pcm

**HELMORES**  
SINCE 1699

# 13 Walsingham Place

Exeter

- 2 bedroom coach house
- Great location
- Parking and garage
- Excellent condition
- EPC : C
- Double glazed throughout
- Gas central heating

13 Walsingham Place is an excellently presented, 2 bedroom coach house that is situated in a fantastic location within walking distance of numerous local amenities, including train station, park and ride as well as the Royal Devon and Exeter hospital, local shops, schools as well as Coburg green on your doorstep. The coach house accommodation comprises two good sized, double bedrooms as well as a lounge/diner, kitchen and family bathroom. There is carpet flooring through the living room/diner with laminate in the kitchen and bathroom. The property benefits from gas central heating and double glazing and is presented in immaculate condition. There is a garage with up and over door on the ground level as well as off road, designated parking.

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**TERMS :**

Available - March

Rent - £1150pcm

Deposit - £1150

Heating - Gas

EPC - C

Pets - Cats considered

**DIRECTIONS :** 13 Walsingham Place, EX2 7RG can be accessed from the city centre by travelling on Heavitree Road and then merging onto East Wonford Hill and then onto Honiton Road, turn right onto the B3183, past the Devon and Cornwall police HQ and onto Rydon Lane. Turn left onto Heraldry Way and then onto Walsingham Road which in turn leads to Walsingham place. From the Sandy Park roundabout turn onto the A379, turn right opposite Ikea and pass along Russell Way, at roundabout turn right onto Digby Drive and then turn right onto Royal Crescent to Walsingham Road and in turn Walsingham Drive.

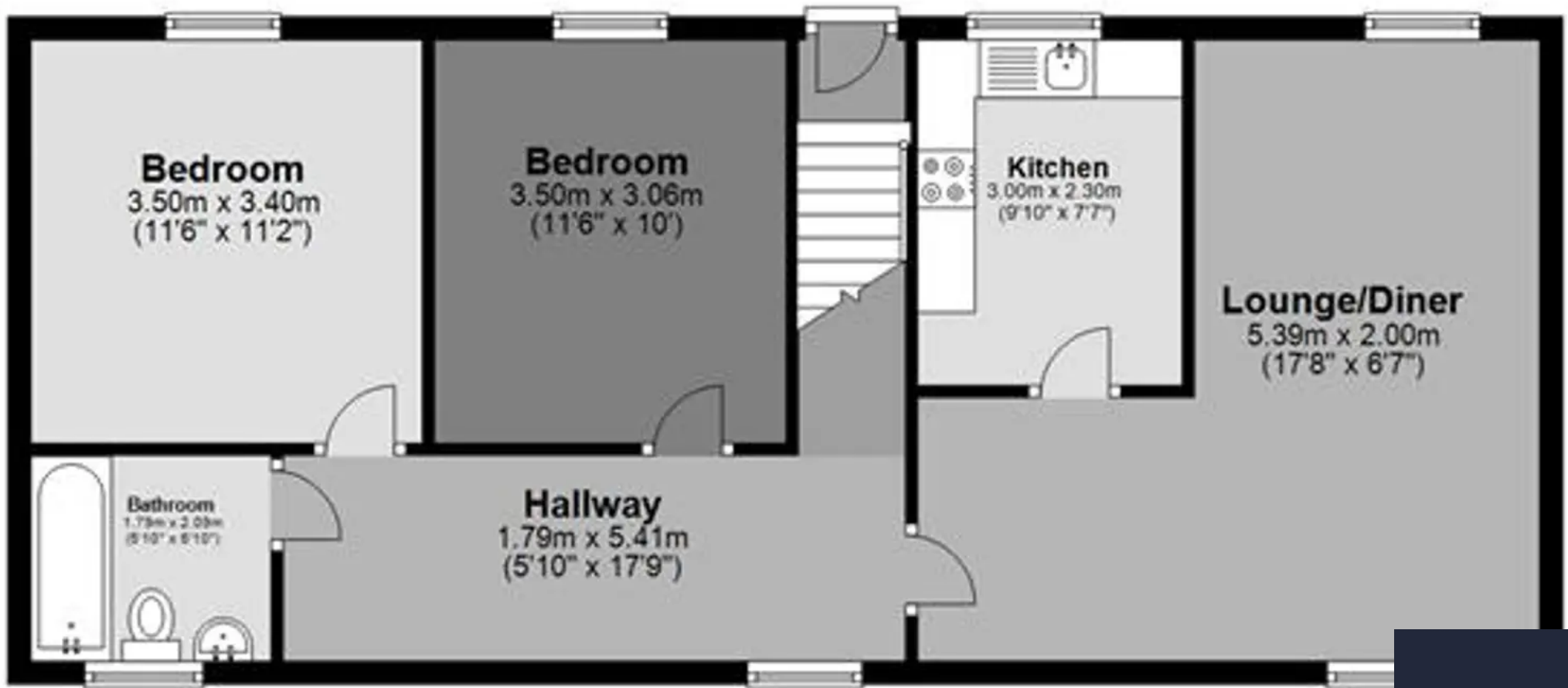
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## Ground Floor

Approx. 70.6 sq. metres (759.6 sq. feet)



Total area: approx. 70.6 sq. metres (759.6 sq. feet)

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## Helmores

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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.