



## TO LET - Magdalen Road, Exeter - £525 pcm

Reservation and referencing fees will apply to this property

An unfurnished ground floor studio apartment located in the popular area of St Leonards and a stone throw to exeter city centre.

Accommodation comprises kitchen with fridge oven and hob, bathroom, lounge/ bedroom with french doors leading to a private courtyard garden. Washing machine also included. Has just been redecorated throughout.

Property is available end of May on an unfurnished basis.

### PROPERTY HIGHLIGHTS

Ground floor	Private garden
Available end of May	Recently redecorated throughout
Double glazed	Electric heating
Permit parking nearby	Central location

EPC rating : D



Important Notice: These particulars which have been produced with the greatest of care and attention are only intended to give a purchaser a guide to the description of the property. They are prepared to comply with the Property Misdescriptions Act 1991; however they are for guidance only and must not be relied on as a statement of fact; these particulars do not constitute an offer or contract. Intended purchasers should satisfy themselves by inspection to the property and its appliances, equipment and services as these have not been tested.