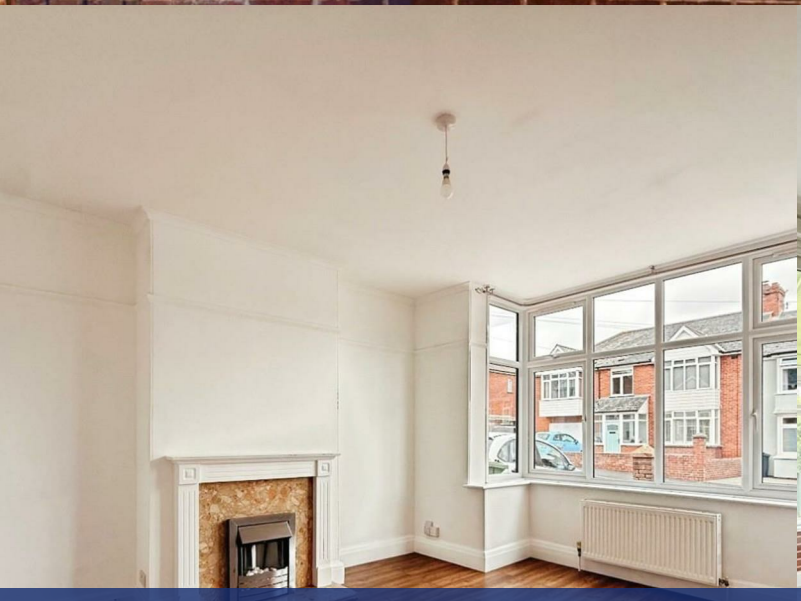
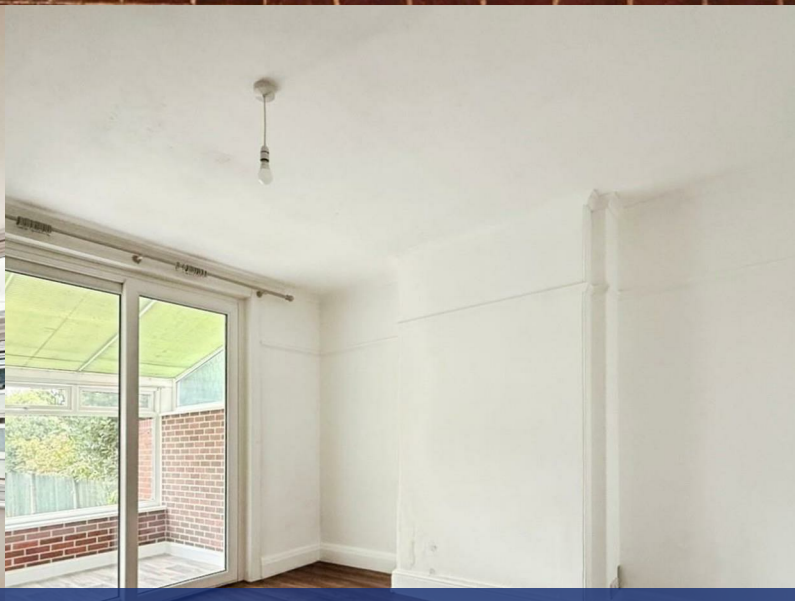
HUNTERS®

HERE TO GET *you* THERE







# Pamela Road

, Exeter, EX1 2UF

£1,400 Per Month

3 2 2

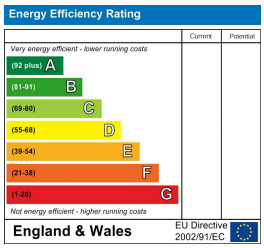
Council Tax: **C**

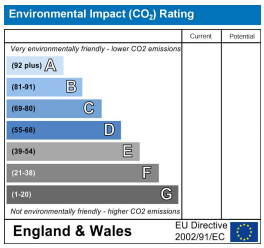
## Floor Plan

## 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.

- THREE BEDROOM HOUSE
- BATHROOM & SHOWER ROOM
- GARAGE
- GAS FIRED CENTRAL HEATING
- RECENTLY REDECORATED
- TWO RECEPTION ROOMS
- UNFURNISHED
- EPC RATING: C
- REAR GARDEN
- AVAILABLE FROM




Nestled on the charming Pamela Road in Exeter, this delightful three-bedroom terraced home is now available for rent from October. This property offers a perfect blend of comfort and convenience, making it an ideal choice for families or professionals seeking a welcoming space.

Upon entering, you will find two spacious reception rooms that provide ample room for relaxation and entertaining. The ground floor also features a well-appointed shower room, adding to the practicality of the home. The kitchen is designed to be functional, allowing for easy meal preparation and family gatherings.

Upstairs, you will discover three inviting bedrooms, each offering a peaceful retreat at the end of the day. The property is equipped with gas central heating, ensuring warmth and comfort throughout the colder months. Additionally, the uPVC windows enhance energy efficiency while allowing natural light to flood the rooms.

Outside, the front and back gardens provide lovely outdoor spaces for gardening, play, or simply enjoying the fresh air. For those with a vehicle, there is parking available for one car, adding to the convenience of this lovely home.

Located in a friendly neighbourhood, this terraced house is well-positioned to take advantage of local amenities, schools, and transport links. This property truly represents a wonderful opportunity to create lasting memories in a charming setting. Do not miss your chance to make this house your 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.

58 South Street, Exeter, EX1 1EE
Tel: 01392 340130 Email: exeter@hunters.com https://www.hunters.com