

12 Chelmsford Road, Exeter, Devon, EX4 2LN.

A modern two-bedroom home situated in a quiet cul-de-sac in the popular area of Exeter. The property benefits from a brand-new kitchen and an open-plan kitchen/living area with space for a fridge-freezer and plumbing for a washing machine. Patio doors lead to an enclosed rear garden, with parking and an additional garden space at front



Rent £1,100 per calendar month

Deposit £1,269

TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE CALL WILKINSON GRANT LETTINGS ON 01392 455920

AVAILABLE: 1st December 2026

EXETER LETTINGS: 01392 455920 | lettings@wilkinsongrant.co.uk

Holding deposit £253 – payable upon application acceptance and offset against the first month's rent.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OVERVIEW

- Available December 2026
- Convenient Exeter Location
- Parking Space
- Garden
- 2 Bedrooms
- EPC - C
- Council Tax – B

DESCRIPTION

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Property Description

Situated in a peaceful cul-de-sac within the popular residential area of Exeter, this well presented two-bedroom home benefits from a modern kitchen, offering a fresh, modern feel and ready-to-move-into accommodation.

The ground floor features a bright and welcoming open-plan kitchen and living area, creating a sociable and practical space for everyday living. The kitchen offers space for a fridge, along with plumbing and space for a washing machine, combining modern convenience with a functional layout. Patio doors open directly onto the enclosed rear garden, allowing natural light to flow into the living space and providing an ideal setting for relaxing or entertaining.



Upstairs, the property offers two well-proportioned bedrooms and a family bathroom fitted with a shower over the bath.



Externally, the enclosed garden provides a private outdoor space, and there is an additional garden

space at front and one allocated parking space nearby.

Ideally positioned just moments from the local park, this attractive home combines modern interiors with a quiet residential setting, making it an excellent choice for professionals, couples or small families seeking comfortable living in a popular Exeter location.

Tenancy Information

The property will be available for rent from December 2026, at £1100 per calendar month (excluding bills).

To secure your application for this desirable property, a holding deposit of £253 is required. Once you pass the referencing process and sign the tenancy agreement, we shall apply the holding deposit toward your first month's rent.

Prior to moving in, a deposit of £1,269 and the first month's rent must be paid.

All tenants and guarantors are subject to satisfactory referencing and credit checks before the tenancy can commence.

Please remember that descriptions and measurements are intended for guidance only they do not constitute part of any contract.

Services Information provided by the landlord-

BROADBAND-Potential to connect to Sky

PARKING- One Parking Space

SERVICES- Gas mains, water mains and electric mains.

COUNCIL TAX- B