



**16 EAST GROVE ROAD  
EXETER  
EX2 4LX**

**£1,400 Per month**

An attractive terraced town house situated in this sought after area of St Leonards, within easy walking distance of a wide variety of local amenities including the Royal Devon & Exeter Hospital (RDE) and St Luke Campus. The accommodation comprises entrance vestibule, hallway, sitting room, dining room, modern kitchen, three bedrooms and a modern shower room. The property benefits from gas central heating and has an attractive enclosed courtyard style garden to the rear.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	80
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements