



**60 SMITH FIELD ROAD  
EXETER  
EX2 8YN**

**£950 Per month**

Situated in the sought-after area of Alphington, this one-bedroom house offers excellent access to local amenities, Exeter city centre, and major transport links.

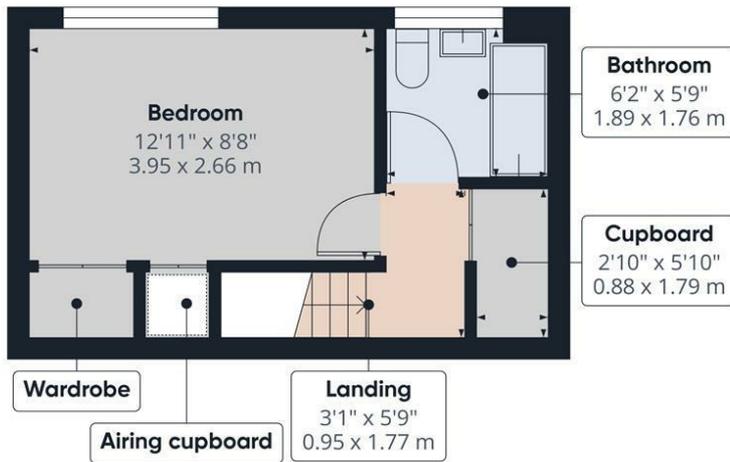
The accommodation has been recently redecorated and re-carpeted in a neutral palette and benefits from a modern kitchen and a newly fitted bathroom.

Further features include UPVC double glazing, gas central heating, and an allocated parking space.





Ground floor



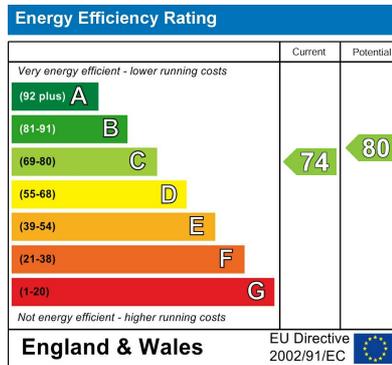
Floor 1

Approximate total area<sup>(1)</sup>  
425 ft<sup>2</sup>  
39.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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