



Room 4, 95 Fore Street, Heavitree, EX1 2RN  
To Let £758 PCM

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lettings  
Dedicated Lettings & Property Advisers

## THE PROPERTY

Robson Lettings are delighted to this spacious double en suite bedroom, located in this newly refurbished modern house in the heart of Heavitree.

This bright and well-presented home is ideal for professionals, with both the RD&E Hospital and Heavitree Hospital within easy walking distance. Heavitree is a vibrant and well-connected area offering a wide range of local amenities and excellent transport links.

### Key Features:

- Spacious double en suite bedroom
- Shared access to a modern kitchen/dining room, separate living room, and garden
- Furnished for convenience
- Single occupancy only

### Included in the Rent:

- All utility bills (gas, electricity, water rates, council tax) – subject to a fair usage policy
- Superfast broadband
- Regular cleaning of communal areas

The property is managed under a HMO licence and has an Energy Efficiency Rating of D.

ROOM 4 on the floorplan



Ground Floor First Floor  
Total area: approx. 136.1 sq. metres (1464.0 sq. feet)  
95 Fore Street, Exeter