

naomi j ryan  
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Heating: Gas



Parking: Yes



Garden: Yes



Council Tax Band: D

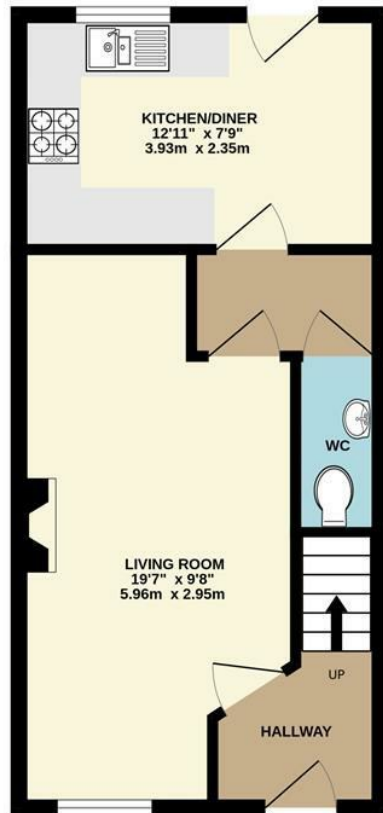
£1,450

Lister Close,

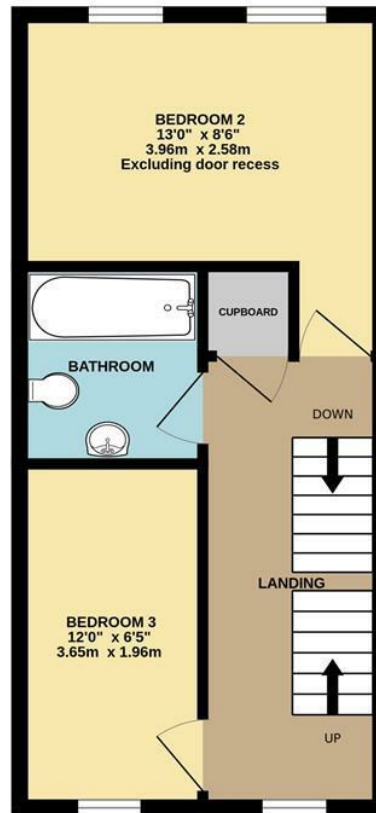
St Leonards, Exeter, EX2 4SD

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

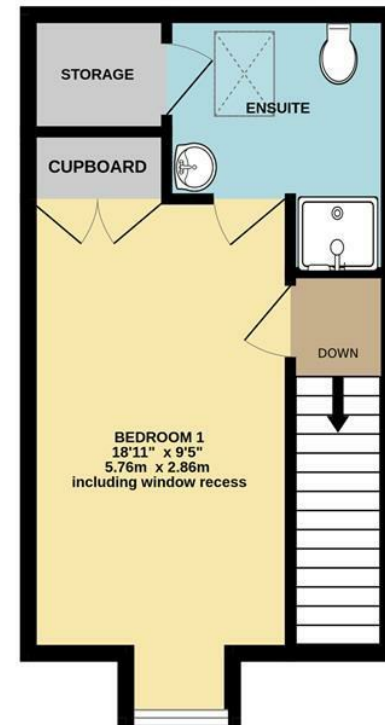
GROUND FLOOR



1ST FLOOR



2ND FLOOR



## SUMMARY

We are delighted to offer for let this extremely well presented mid terraced property in the desirable St Leonards location.

Arranged over three floors the property comprises on the ground floor; entrance hall with stairs to the first floor landing and door in the lounge. The lounge is neutrally decorated with feature fireplace and door to the inner hallway, from here there is access to the WC and kitchen diner.

On the first floor there are two double bedrooms and the family bathroom. Stairs to the second floor lead to the impressive master bedroom with ample storage and spacious ensuite shower room.

The rear garden is accessed via the kitchen diner and is laid to artificial lawn for ease of maintenance. There is also a garden shed and access via rear gate to the parking area, of which this property benefits from one allocated space.

EPC Rating C.

Council Tax Band D.

In person viewings only.



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## THINKING OF LETTING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[lettings@naomijryan.co.uk](mailto:lettings@naomijryan.co.uk)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		87
(81-91) <b>B</b>		73
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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