

naomi j ryan
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 2



Heating: Gas



Parking: Permit



Garden: Courtyard



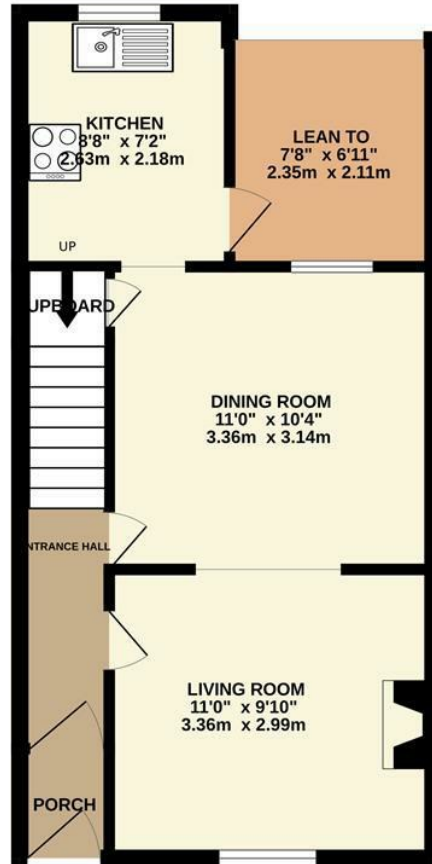
Council Tax Band: B

£1,200

Roberts Road,
St Leonards, Exeter, EX2 4HD

www.naomijryan.co.uk

GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SUMMARY

We are delighted to offer for let this extremely well presented terraced property in the popular area of St Leonards, Exeter.

The property has recently undergone a part renovation with new carpets and décor throughout and a new kitchen.

With a bright and spacious ground floor comprising sitting room, dining room, kitchen and lean to and two double bedrooms and large bathroom on the first floor, the property is perfect for a small family or professional couple/person.

EPC Rating D

Council Tax Band B

Available Mid-May, subject to satisfactory references.

Please call or email to schedule a viewing!

Apologies, we are unable to consider pets, smokers or students at this property.



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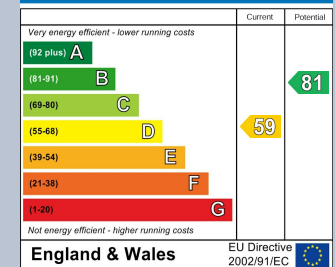


THINKING OF LETTING?

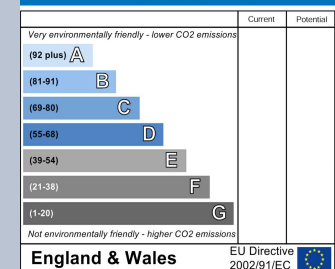
Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email

lettings@naomijryan.co.uk

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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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