

naomi j ryan
estate agents



Bungalow



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: Yes



Garden: Yes



Council Tax Band: C

£1,200

Woolsery Avenue,

, Exeter, Devon, EX4 8BJ

www.naomijryan.co.uk

GROUND FLOOR



SUMMARY

We are delighted to offer for let, this extremely well presented two double bedroom bungalow in the popular residential area of Whipton, Exeter. It has been refurbished to a high standard throughout to include a new gas boiler and central heating system, new kitchen, new carpets and flooring & complete redecoration.

The property also comprises of a spacious lounge with electric fire, bathroom with separate WC, two double bedrooms (master with fitted wardrobes) and kitchen/diner with door into a small but useful conservatory. It is accessed via wrought iron gates which open on to a long driveway providing secure parking for up to 3 cars, there is also a garage with up and over door which has the benefit of power and lighting.

The rear garden is predominantly laid to lawn with three patio areas and large shed.

Available with immediate effect on a long term basis, subject to satisfactory references.

We are able to consider one pet for the right applicant, subject to a £25 per month pet rent.

Sorry no smokers.

EPC Rating TBC.

Council Tax Band C.

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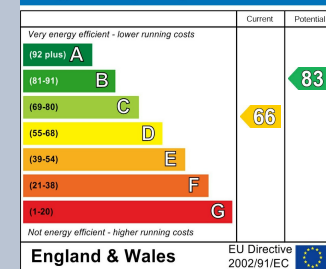




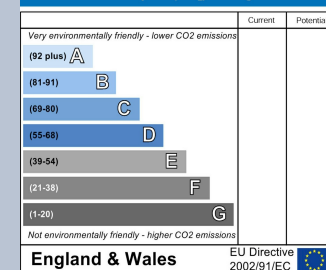
THINKING OF LETTING?

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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