



naomi j ryan  
estate agents



House - End Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: Type here



Garden: Type here



Council Tax Band: B

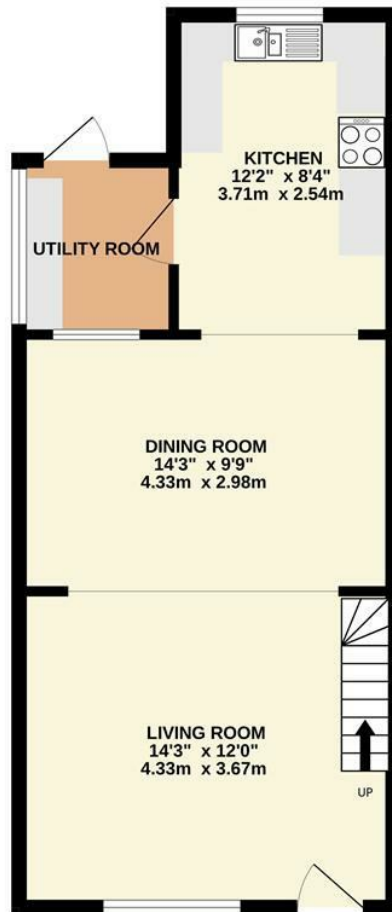
£1,200

Barton Road,

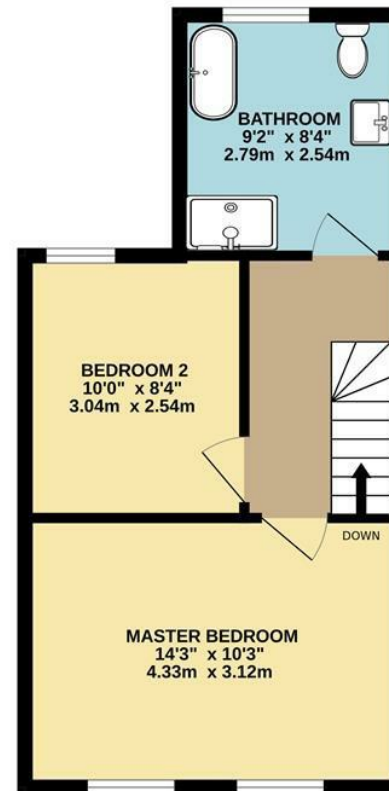
St Thomas, Exeter, Devon, EX2 9DD

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

GROUND FLOOR  
450 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 815 sq.ft. (75.7 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 superb two bedroom end terrace property which had a full renovation under a year ago, to include a brand new kitchen and bathroom.

The property has been finished to a very high standard throughout with the ground floor comprising of an open plan lounge diner & modern fitted kitchen including a fridge/freezer, dishwasher. The kitchen then leads onto a separate utility area which has space and plumbing for a washing machine.

On the first floor the impressive family bathroom comprises a double walk in shower, a stand alone oval bath, WC and sink with a vanity unit. The master bedroom is a good size double room and the second bedroom is a small double.

Outside, the property benefits from an easy to maintain small courtyard garden which is laid to gravel and offers a side gate for access. The property is also situated next to Cowick Barton Playing Fields and comes with on street parking.

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

Available at the start of June 2024.

Council Tax Band B

EPC Rating D



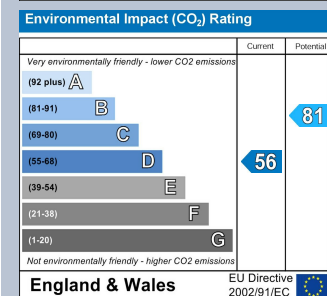
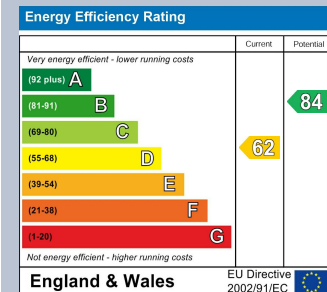
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## THINKING OF LETTING?

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



**BRITISH  
PROPERTY  
AWARDS**

2022



**GOLD WINNER**

ESTATE AGENT  
IN EXETER



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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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