



naomi j ryan
estate agents



House - Terraced



Bedrooms: 4



Bathrooms: 1



Receptions: 1



Heating: Type here



Parking: Type here



Garden: Type here



Council Tax Band: C

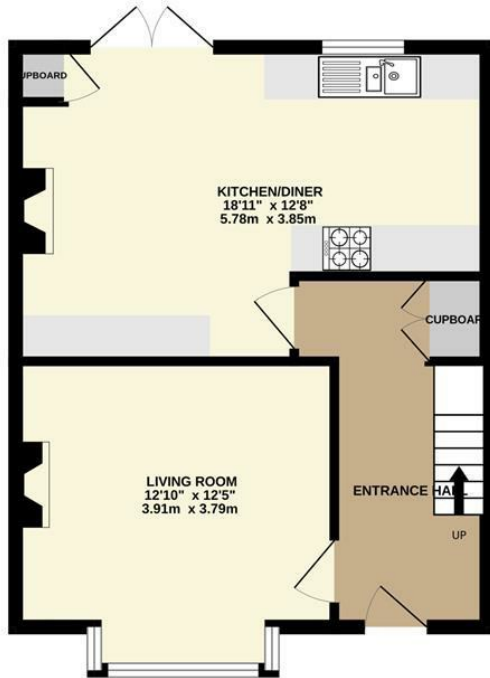
£1,500

Hamlin Lane,

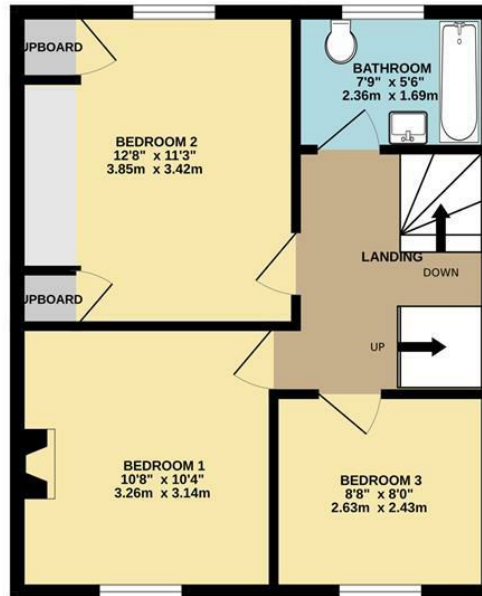
Heavitree, Exeter, EX1 2SH

www.naomijryan.co.uk

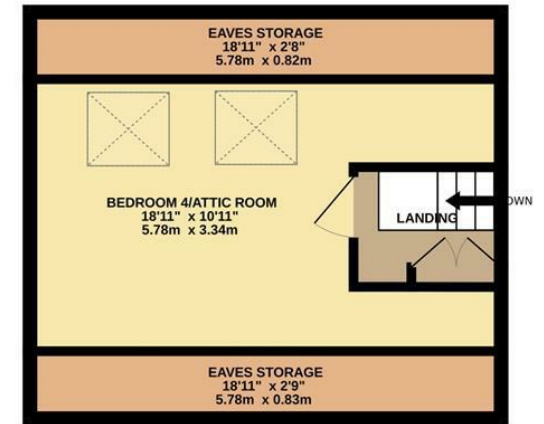
GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



2ND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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 beautiful four bedroom mid terrace property in the highly desirable are of Heavitree, Exeter. The property is close to lots of amenities including shops and schools, and is a short distance to the City Centre.

The property is presented in fantastic order throughout and in brief comprises; spacious entrance hall with doors leading to the living room and kitchen diner and stairs to the first floor. On the first floor there are 3 good sized bedrooms and the family bathroom. Stairs to the second floor lead to the attic room/bedroom 4.

Outside to the rear is a sunny low maintenance garden with outside storage. To the front is a thriving herb garden.

Parking is permit parking on the road.

EPC Rating D.

Council Tax Band C.

In person viewings only.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

BRITISH PROPERTY AWARDS
2021
★★★★★
GOLD WINNER
ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS
2022
★★★★★
GOLD WINNER
ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS
2023
★★★★★
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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