



naomi j ryan
estate agents



Flat



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: Allocated 1
Car



Garden: n/a



Council Tax Band: A

£950

Blackboy Road,

, Exeter, EX4 6TB

www.naomijryan.co.uk

GROUND FLOOR



SUMMARY

We are delighted to offer for let, this recently renovated and spacious top floor apartment just a stones throw from Exeter City Centre.

The apartment benefits from a light and airy open plan living area comprising contemporary kitchen with some appliances, breakfast bar and sitting room. There is a large double bedroom and modern shower room.

The property has double glazing, gas central heating and comes with one allocated parking space.

Would suit a professional couple or individual.

Due to the size of the property it is not suitable for pets or children.

We are unable to consider smokers or students.

Available with immediate effect, subject to satisfactory references.



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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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(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

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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