



naomi j ryan
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: Permit



Garden: Courtyard



Council Tax Band: C

£1,250 PCM

St Leonards Avenue,

St Leonards, Exeter, EX2 4DL

www.naomijryan.co.uk



1ST FLOOR
APPROX. FLOOR
AREA 398 SQ.FT.
(37.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 872 SQ.FT. (81.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

This superbly presented two bedroom mid-terraced house is situated in a quiet cul de sac, close to the City Centre and Quayside, with views over the river.

The property has retained a number of original features but with a modern kitchen and bathroom and in brief comprises on the ground floor; lounge with feature fireplace and bay window, dining room with feature fireplace, a well fitted kitchen which includes oven, hob, washing machine, fridge/freezer and slimline integrated dishwasher and lean-to providing useful storage space and access to the rear garden.

On the first floor you will find two double bedrooms and a large bathroom with bath and separate shower.

The rear courtyard garden overlooks the local allotments which are managed by St Leonards Church.

We are unable to consider smokers at this property.

We can consider 1 pet, a pet rent of £25 per month would apply.

Council Tax Band C

EPC D

Available Mid-July 2024



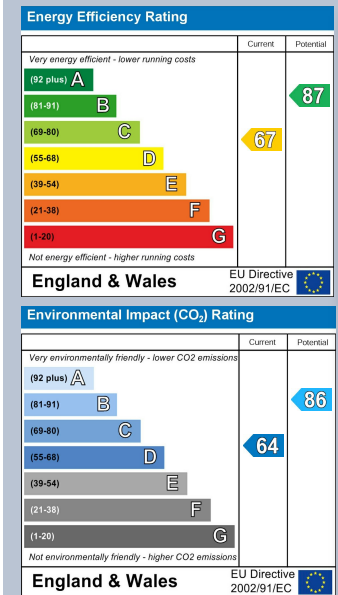
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THINKING OF LETTING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
lettings@naomijryan.co.uk



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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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