



naomi j ryan
estate agents



House - Semi-Detached



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: Permit



Garden: Yes



Council Tax Band: A

£1,200

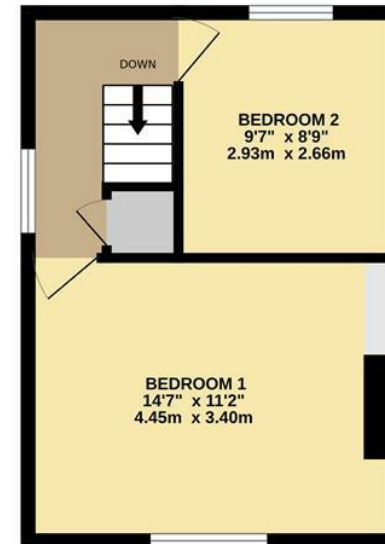
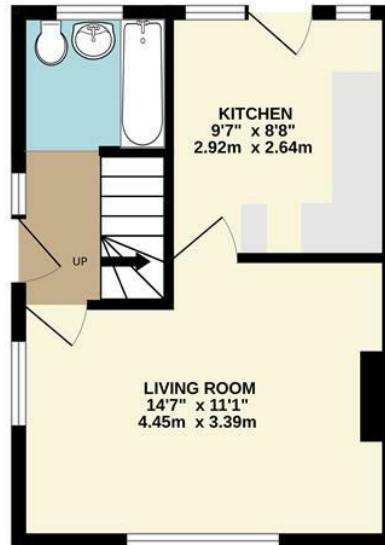
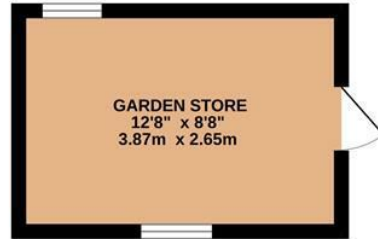
Scott Avenue,

Wonford, Exeter, EX2 6BY

www.naomijryan.co.uk

GROUND FLOOR

1ST FLOOR



SUMMARY

We are delighted to offer for let this wonderful property which has just had a full and complete renovation.

Situated within a cul-de-sac the property is conveniently located for access to the Royal Devon & Exeter Hospital and other local amenities.

The accommodation comprises in brief; entrance hall, living room, kitchen and bathroom to the ground floor and two bedrooms to the first floor.

The property occupies a generous plot with a good sized garden to the rear, side and front elevations.

Further features include an outside store and a pathway to the side of the property.

Would suit a professional person or couple.

EPC Rating D

Council Tax Band A

Available with immediate effect, subject to satisfactory references.

In person viewings only.

Pets considered with an additional pet rent of £25 per pet per month.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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