



naomi j ryan  
estate agents



House - End Terrace



Bedrooms: 3



Bathrooms: 2



Receptions: 2



Heating: Electric



Parking: Yes



Garden: Yes



Council Tax Band: C

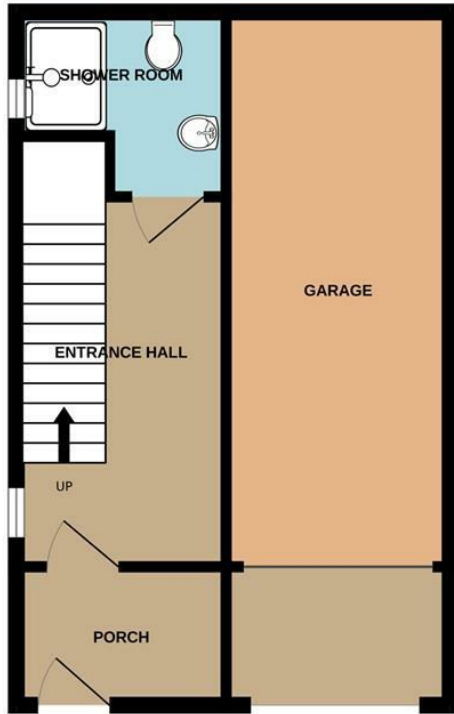
£1,300



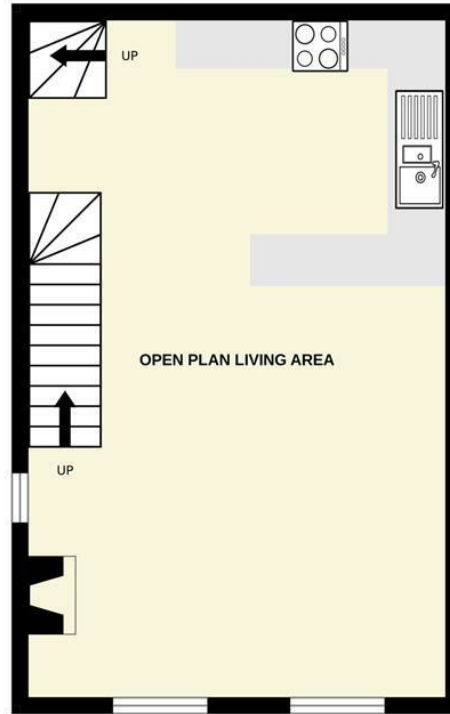
Garland Close,  
, Exeter, Devon, EX4 2NT

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

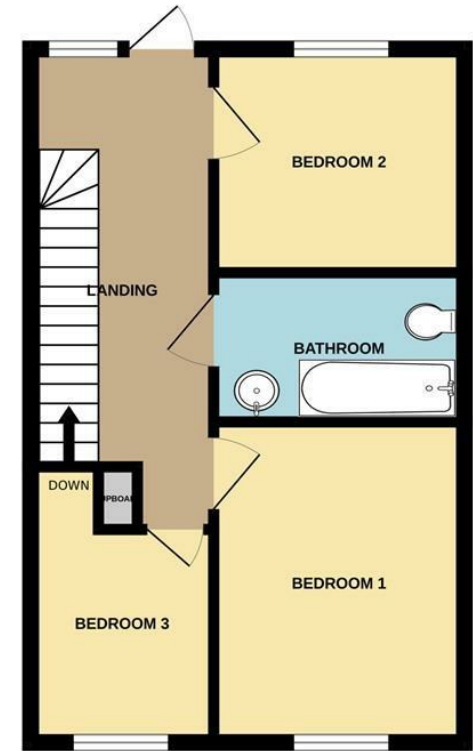
GROUND FLOOR



FIRST FLOOR



1ST FLOOR



## SUMMARY

This exceptional property is presented in fantastic order throughout and has a wonderful first floor open plan living area with log burning stove and views across to Exeter Cathedral.

The property is neutrally decorated throughout and also comprises; ground floor shower room, utility area and garage, first floor kitchen/diner/living room and second floor with three good sized bedrooms, family bathroom and access to the rear garden.

The split level, south facing rear garden is fully enclosed and offers different seating areas and a good level of privacy. To the front of the property is a driveway to the garage offering off road parking for up to two cars, a lawn area and side gate providing access to a storage area where you will find the refuse bins and log store. There is also ample room here for pushbikes etc.

The property is available from the end of July 2024 and a long term tenant is preferred.

Up to 2 pets considered with an additional pet rent of £25 per pet, per month.

EPC Rating E

Council Tax Band C



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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)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			62
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		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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