



naomi j ryan
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Type here



Parking: Type here



Garden: Type here



Council Tax Band: B

£1,050



The York Wing,

Mount Dinham Court, Exeter, Devon, EX4 4FP

www.naomijryan.co.uk

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£1,050

Deposit Amount: £1,211

SUMMARY

We are delighted to offer this two bedroom house within this popular development of Mount Dinham Court which is within 10 minutes` walk to Exeter High Street and has the added benefit of a secure underground parking space.

The front door leads directly into the kitchen/breakfast room comprising of a very well fitted kitchen to include integrated appliances of fridge/freezer, washer/dryer, gas hob and electric oven, a breakfast bar and a large under stairs cupboard, there is a pleasant light and airy lounge with window to the front aspect.

Stairs from the kitchen lead to the first floor where the dual aspect master bedroom with built in wardrobes can be found along with a further second room which, due to the size is ideal as a study and a modern bathroom with shower over bath.

Council Tax Band B

Unfurnished

We are unable to consider pets, children or sharers at this property. Would suit a professional couple or individual. Sorry, no smokers.

EPC Rating C

Available August 2024



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		77	
(69-80) C			
(55-68) D			
(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			90
(81-91) B		76	
(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	

