



naomi j ryan
estate agents



House - End Terrace



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Heating: Electric



Parking: On Road



Garden: Yes



Council Tax Band: B

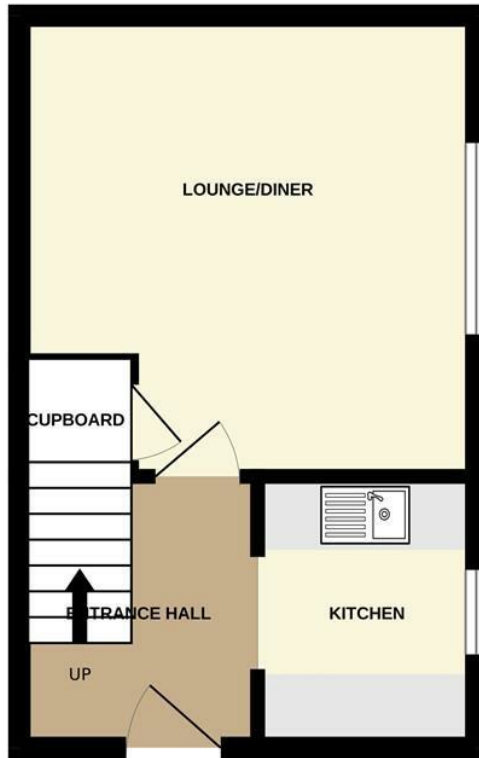
£895



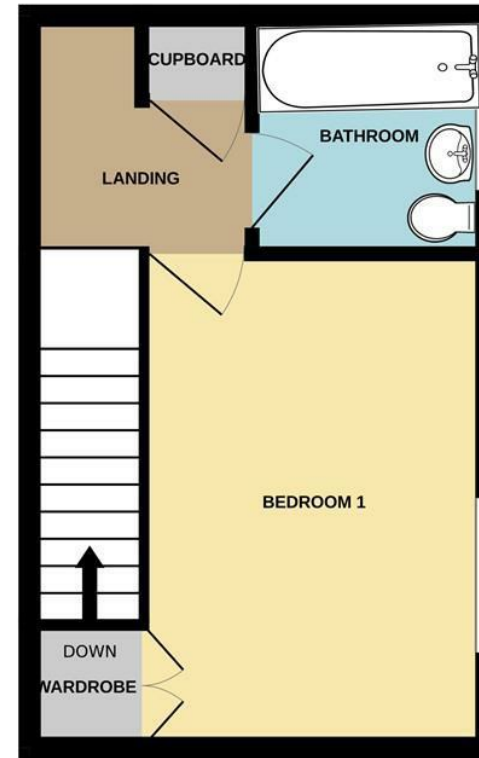
Smith Field Road,
, Exeter, Devon, EX2 8YN

www.naomijryan.co.uk

GROUND FLOOR
232 sq.ft. (21.6 sq.m.) approx.



1ST FLOOR
232 sq.ft. (21.6 sq.m.) approx.



TOTAL FLOOR AREA : 464 sq.ft. (43.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

We are delighted to offer for let, this beautifully presented one bedroom house, which is available to let at the end of July 2024, subject to satisfactory references.

Situated in the popular village of Alphington, the property is close to lots of amenities including the local bus route, convenience store, doctors, chemist and local pub.

In brief the property comprises; entrance hall, kitchen with oven and space for other appliances, living/dining room, double bedroom and bathroom.

The property benefits from a sunny low maintenance garden to the front, with storage cupboard.

Due to the size of the property we are unable to consider children or sharers. Would suit a professional couple or individual.

EPC Rating E - Please note the property has had brand new double glazing and new electric heaters installed since the EPC was completed so this rating is likely to have increased.

Council Tax Band B

Please call or email the office to schedule an appointment - In person viewings only.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(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



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2022
★★★★★
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