



naomi j ryan
estate agents



House - Terraced



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Heating: Gas



Parking: Permit



Garden: Courtyard



Council Tax Band: D

£1,550

Barnardo Road,
, Exeter, Devon, EX2 4ND

www.naomijryan.co.uk



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

This wonderful property in St Leonards is available to let from the Mid September 2024 on a Part Furnished basis.

The property is walking distance from the City Centre and Exeter Quay and there are several well regarded schools and the RD&E Hospital close by. Transport links in and out of the city are also within very easy reach.

In brief the property comprises a spacious lounge, separate dining room, kitchen diner, utility room and shower room on the ground floor, two good sized bedrooms on the first floor and two further good sized bedrooms on the second floor. Please note, the 5th bedroom is not available as the owner is using this for storage.

The property comes with most of the furniture in the photographs, please call or email the office for more information.

The rear courtyard garden is low maintenance and there is on road parking at the front for which a permit can be purchased from Exeter City Council.

EPC Rating D

Council Tax Band D

Apologies we are unable to consider pets, sharers or smokers.

Tenancy is for a fixed term of 12 months only.



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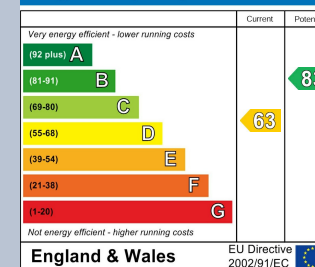




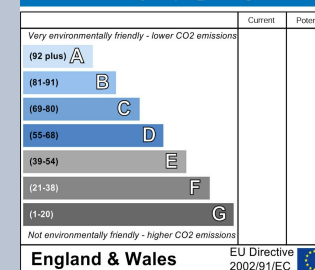
THINKING OF LETTING?

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

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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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