



naomi j ryan  
estate agents



Flat - Second Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: Road Permit



Garden: n/a



Council Tax Band: A

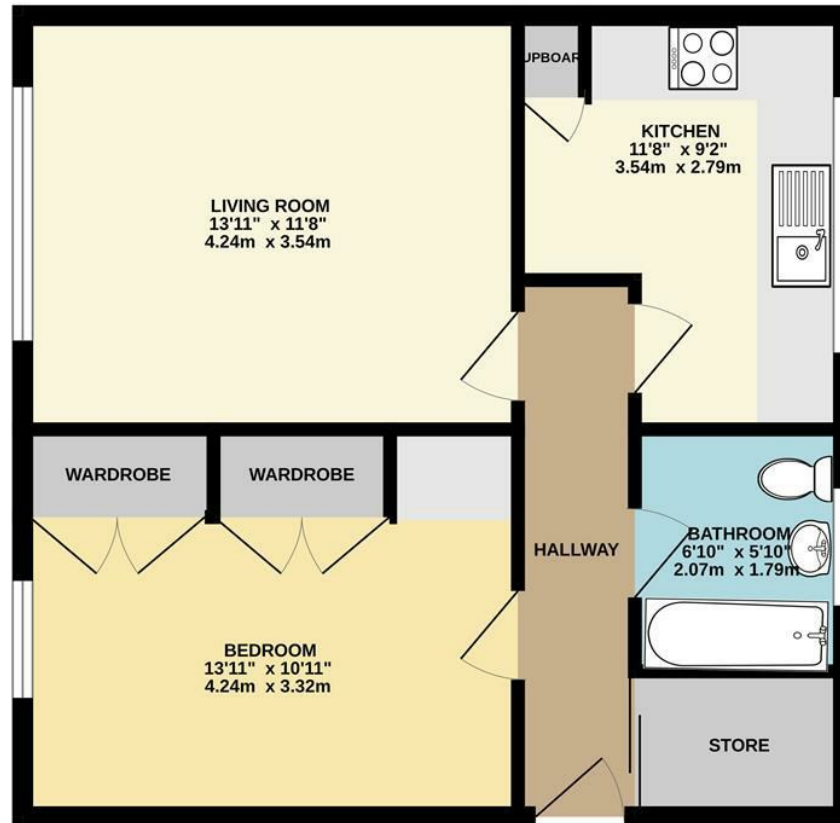
£795



Southgate,  
, Exeter, EX2 4DA

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

GROUND FLOOR  
519 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 519 sq.ft. (48.3 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 delightful one bedroom top floor apartment, which has panoramic views over Exeter's historical Quayside and within a few minutes walk to the City Centre and the Cathedral.

The property has been newly redecorated throughout including new carpets and flooring, new radiators, new power shower and in brief comprises; one double bedroom, spacious living room, kitchen and bathroom. The apartment also benefits from a large walk in storage cupboard.

The property benefits from on street permit parking.

Available with immediate effect subject to satisfactory references.

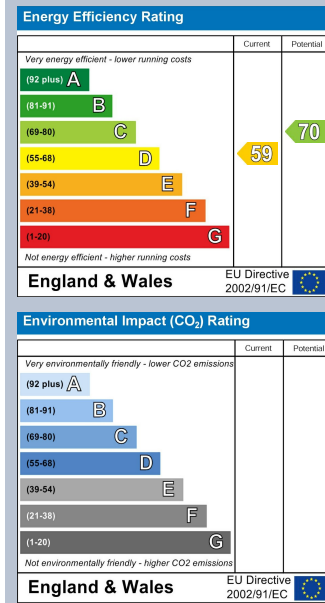
EPC Rating D

Council Tax Band A

In person viewings only - please call or email to arrange a viewing.



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**BRITISH PROPERTY AWARDS**  
2021  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT IN EXETER



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