



naomi j ryan  
estate agents



Flat - Ground Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Heating: Electric



Parking: Permit



Garden: n/a



Council Tax Band: A

£900

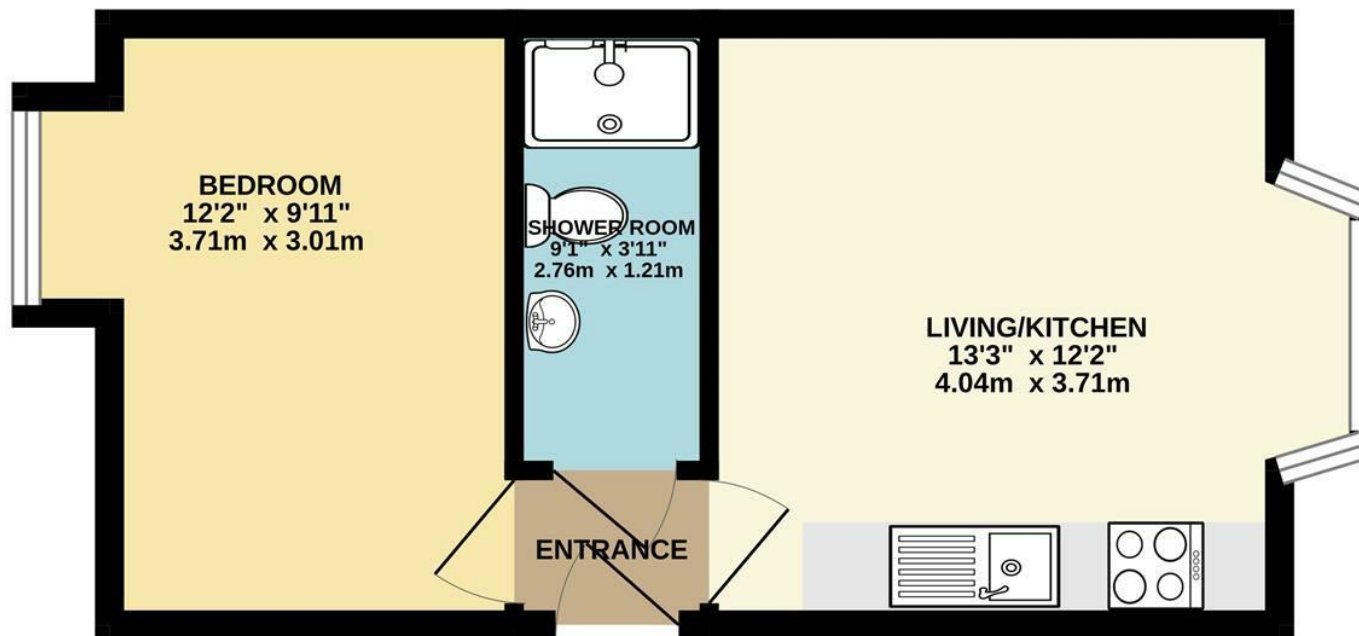


Leighton Terrace,

, Exeter, EX4 6AZ

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

GROUND FLOOR  
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 305 sq.ft. (28.4 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 exceptionally well presented ground floor apartment located in the centre of Exeter.

The property has undergone a full renovation and in brief comprises; entrance, one double bedroom, open plan kitchen/living room and shower room.

The modern kitchen benefits from oven, hob, extractor, slimline dishwasher and fridge with freezer compartment, and washer/dryer.

The property is light and spacious with bay windows and neutral décor and is available to let with immediate effect, subject to satisfactory references.

Would suit a professional individual.

Council Tax Band A.

Energy Performance Rating C.

No Pets.

Holding Deposit £207.



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