

naomi j ryan
estate agents



House - End Town House



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Heating: Type here



Parking: Type here



Garden: Type here



Council Tax Band: C

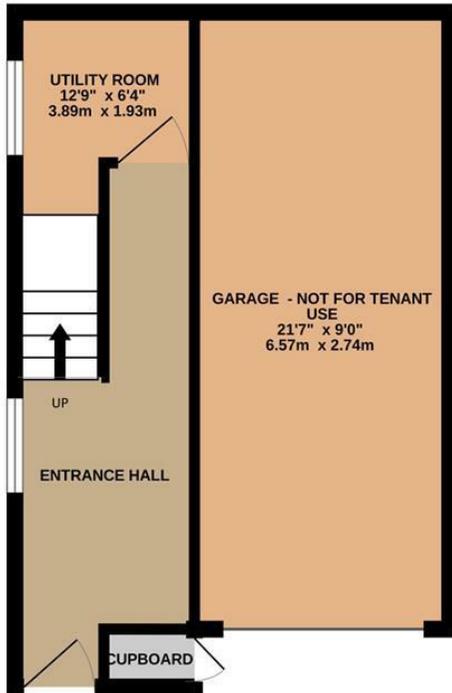
£1,350

Garland Close,

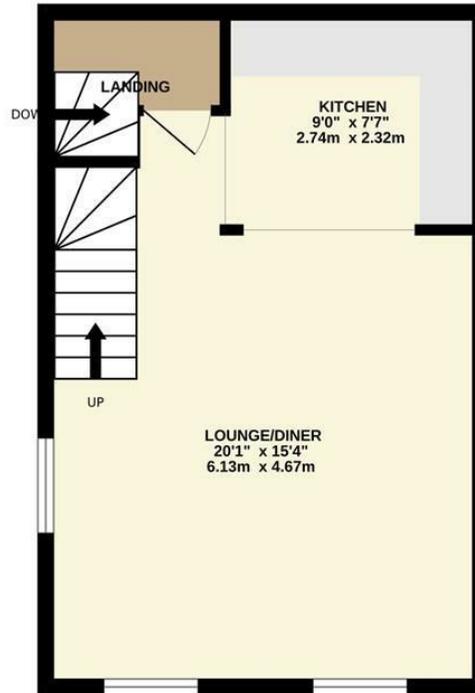
, Exeter, EX4 2NT

www.naomijryan.co.uk

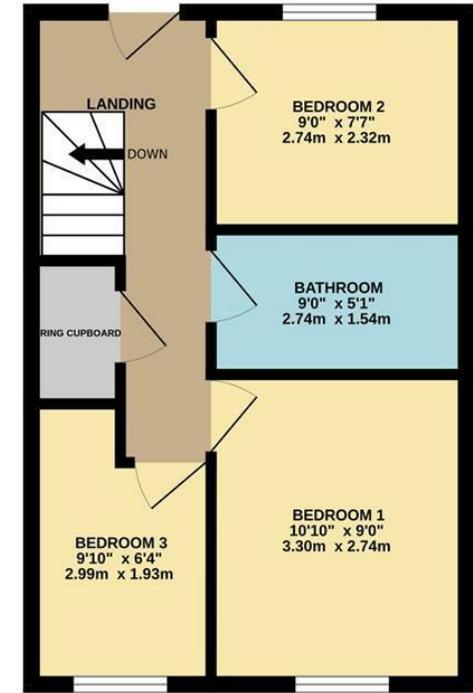
GROUND FLOOR
343 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



2ND FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.8 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.

SUMMARY

We are delighted to offer for let this wonderful property which is presented in fantastic order throughout, with a wonderful open plan kitchen/living area on the first floor providing fantastic views across the city.

The property is bright and spacious and also comprises; ground floor utility area with ample storage for bikes, first floor kitchen/dining/living room and second floor with three good sized bedrooms, family bathroom and access to the rear garden.

The south facing rear garden is fully enclosed and laid to decking for ease of maintenance. To the front of the property is a driveway for two cars.

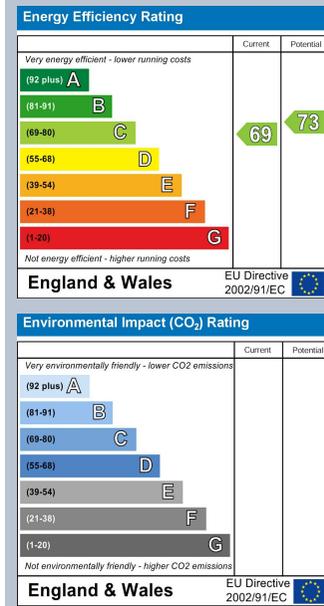
The property is available from 2nd June 2025.

EPC Rating C

Council Tax Band C



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



BRITISH PROPERTY AWARDS
2022
★★★★★
GOLD WINNER
ESTATE AGENT IN EXETER



BRITISH PROPERTY AWARDS
2023
★★★★★
GOLD WINNER
ESTATE AGENT IN EXETER



BRITISH PROPERTY AWARDS
2024
★★★★★
GOLD WINNER
ESTATE AGENT IN EXETER

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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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