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Flat



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Electric



Parking: Yes



Garden: n/a



Council Tax Band: C

£1,000

Rices Mews,

St Thomas, Exeter, Devon, EX2 9AY

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







## SUMMARY

We are delighted to offer for let this extremely well presented self contained first floor apartment located in a quiet cul-de- sac close to a wide range of local amenities which include shops, pubs, and local parks.

The apartment has been recently redecorated throughout and is presented in exceptionally good order.

The heating has been upgraded to more energy efficient electric radiators.

There is a private entrance with stairs leading directly into the lounge/diner, a modern kitchen fitted with white high gloss units, oven, hob, fridge/freezer and a washer/dryer. There are two double bedrooms and a well presented shower room. The property also has the benefit of two allocated parking spaces.

Available from 2nd May 2025.

Apologies, we are unable to consider children, smokers or pets at this property

Council Tax Band C

EPC Rating C

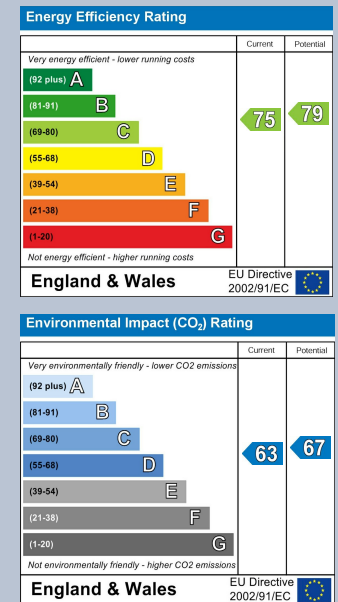
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## THINKING OF LETTING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[lettings@naomijryan.co.uk](mailto:lettings@naomijryan.co.uk)



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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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