



naomi j ryan
estate agents



Flat - Third Floor



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Heating: Electric



Parking: Allocated
Space



Garden: n/a



Council Tax Band: A

£1,250



145-147 Fore Street,
, Exeter, EX4 3AN

www.naomijryan.co.uk





SUMMARY

This extremely spacious third floor apartment situated a stones throw away from Exeter High Street with its abundance of shops, restaurants and leisure facilities is available with immediate effect, subject to satisfactory references.

It is also a very short walk to Exeter Historic Quayside which also has lots of eateries, leisure activities and riverside walk/cycle paths.

The apartment is situated in an iconic Art Deco building in the centre of Exeter and in brief comprises; entrance hall, dining area, sitting room, kitchen, two double bedrooms master with ensuite, and separate shower room.

One allocated parking space.

There is lift access to the property.

The property is offered on a part furnished basis including white goods. Fast Fibre is installed at the property.

Due to the situation of the apartment we are unable to consider pets or children, would suit a professional person or couple and we are able to consider two professional sharers. Sorry no students.

EPC Rating D.

Rent is inclusive of Water Charges.

Please call or email the office to register your details and book a viewing. In person viewings 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
	64	73
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



BRITISH
PROPERTY
AWARDS

2022



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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