



naomi j ryan  
estate agents



Flat - First Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Heating: Type here



Parking: Type here



Garden: Type here



Council Tax Band: A

£800

Queens Road,  
, Exeter, Devon, EX2 9EP

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

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£800

Deposit Amount: £923



## SUMMARY

This well presented and extremely spacious property is available from the end of June 2025.

Located on the first floor and accessed via communal stairs, the accommodation comprises; private entrance with doors leading to a spacious living room with bay fronted sash windows, one double bedroom, bathroom and kitchen with some appliances.

EPC Rating C

Council Tax Band A

The property would suit a professional person or couple.

Please note, on road parking only, there is no allocated parking with this property.

Please call or email to office to schedule and appointment - in person viewings only.



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