

naomi j ryan
estate agents



Flat - First Floor



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: Allocated



Garden: N/A



Council Tax Band: B

£900

Riverview Drive,
, Exeter, Devon, EX4 2AE

www.naomijryan.co.uk

GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 526 sq.ft. (48.9 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

This pleasant first floor flat is situated in a the popular area of Exwick in a quiet no through road and offers easy access to the University Campus, St David's Station and is moments away from the River and Exeter Quayside.

The property is accessed via a communal front door and up a flight of stairs, and in brief comprises; entrance hallway with storage cupboards, living room opening to the kitchen with gas oven and hob, fridge and washing machine, two double bedrooms and a bathroom with shower over the bath.

The property also has the added benefit of a garage and parking space.

Unfurnished

Available June 2025.

Council Tax Band B

EPC Rating C

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



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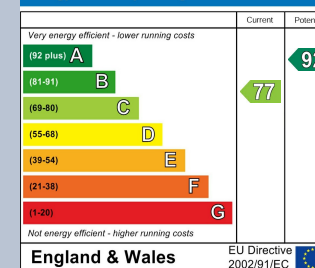




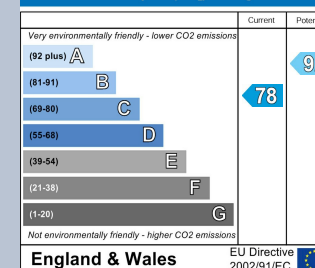
THINKING OF LETTING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
lettings@naomijryan.co.uk

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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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