



naomi j ryan  
estate agents



House - End Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: On Road



Garden: Yes



Council Tax Band: B

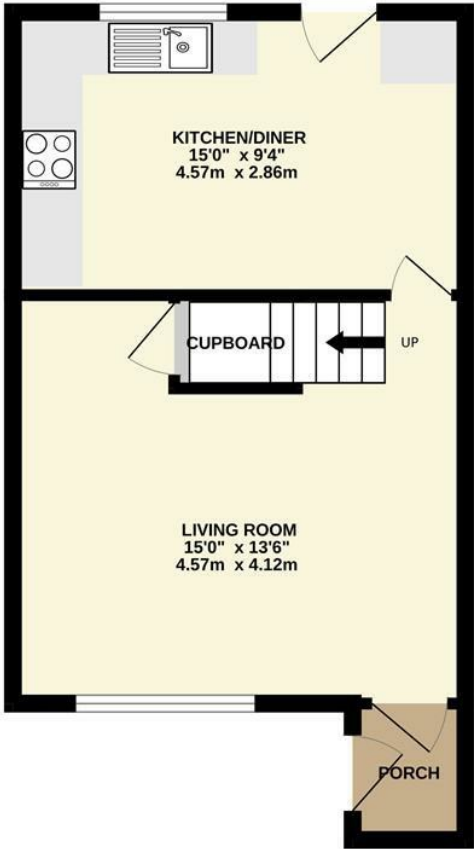
£1,200 PCM

Venny Bridge,

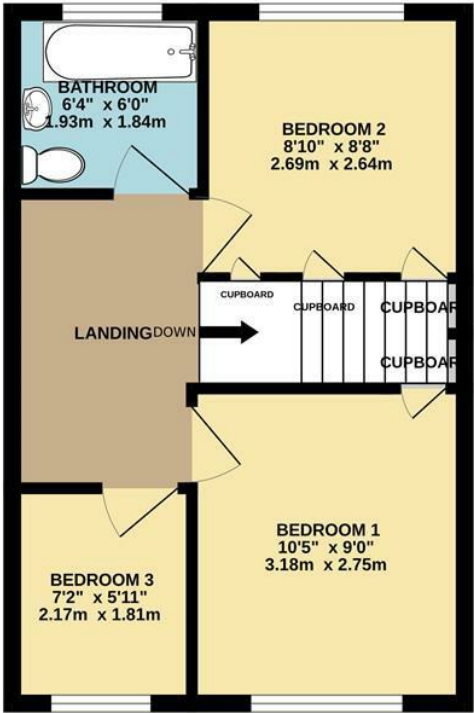
Pinhoe, Exeter, Devon, EX4 8JX

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

GROUND FLOOR  
360 sq.ft. (33.4 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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

We are delighted to offer for let this extremely well presented terrace house which is situated in the popular residential area of Pinhoe.

The property has been redecorated and new floorings have been laid throughout, a new bathroom suite has also been installed. The property also comprises; entrance porch, spacious lounge, modern kitchen diner, two double bedrooms and a single bedroom.

The rear garden is of low maintenance and there is a garage (for storage) in a block near by.

Pinhoe offers a wide range of amenities including shops, schools, doctors surgery, library, post office, public houses and a train station.

Council Tax Band B

EPC Rating D.

Available to let with immediate effect, subject to satisfactory references.

In person viewings only.



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