

naomi j ryan  
estate agents



House - Semi-Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Heating: Gas



Parking: Yes



Garden: Yes



Council Tax Band: D

£1,400



Dotton Close,  
, Exeter, Devon, EX1 3US

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



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 spacious and very well presented three bedroom property in Barton Grange is available to let on a long term basis.

Located in a quiet cul-de-sac in this popular residential location, the property is also close to several amenities including schools, supermarkets and there are popular eateries close by, furthermore it is in a great position for the Met Office, Science Park, Middlemoor Police Station and commuting in and out of the city.

In brief the property comprises of a kitchen/breakfast room, living room, conservatory and WC on the ground floor and three double bedrooms (master with ensuite) and family bathroom on the first floor. There is also a garage, sunny low maintenance rear garden and parking at the front for up to three cars.

Available End of June, subject to satisfactory references.

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

EPC Rating C

Council Tax Band D



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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)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		73
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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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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