



naomi j ryan  
estate agents



Flat - Second Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Heating: Electric



Parking: Allocated



Garden: Communal



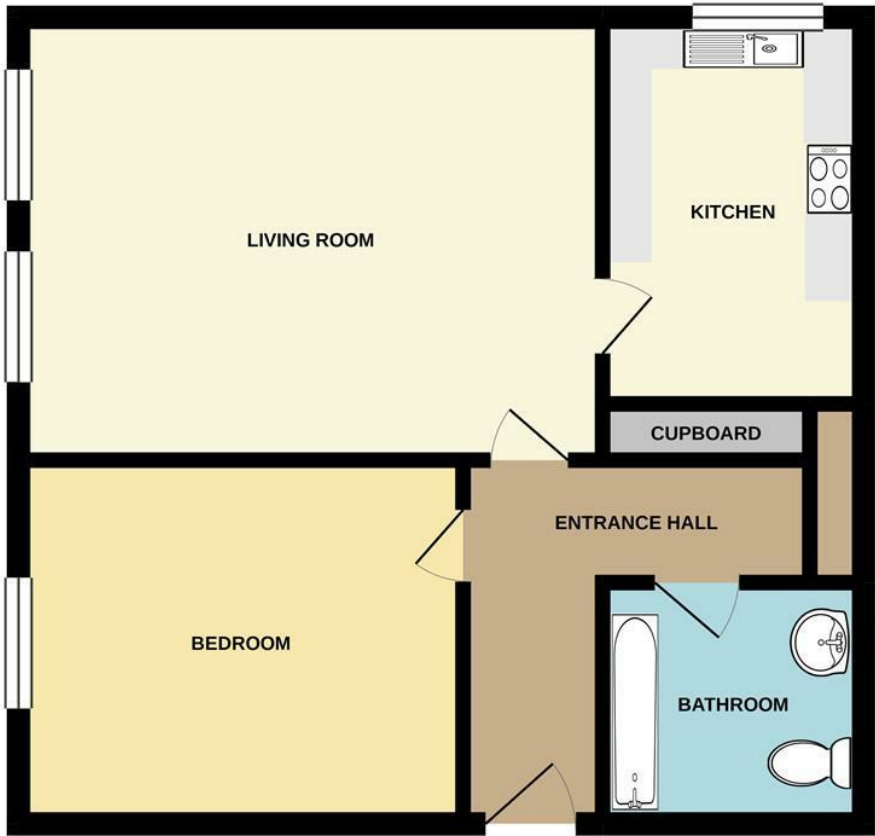
Council Tax Band: A

£775

Garland Close,  
, Exeter, Devon, EX4 2NS

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

GROUND FLOOR



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 pleased to offer for let this one bedroom purpose built second floor flat in the popular location of Exwick, with outstanding views and easy access to the City Centre.

The property has comprises a spacious lounge with door into kitchen, a good sized double bedroom and a modern bathroom with three piece suite and shower over bath. The electric heating has been updated to energy efficient radiators which are economic and programmable.

The flat benefits from having two allocated parking spaces and a communal garden.

Council Tax Band A

EPC Rating C

Available with immediate effect subject to satisfactory referencing.

Apologies, we are unable to accept pets, Children, smokers or students



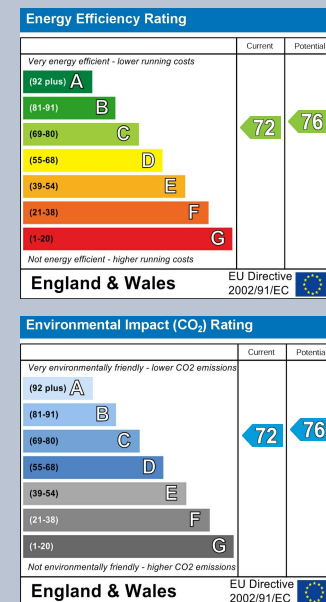
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## THINKING OF LETTING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[lettings@naomijryan.co.uk](mailto:lettings@naomijryan.co.uk)



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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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