



naomi j ryan
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Electric



Parking: 2 Spaces



Garden: Courtyard



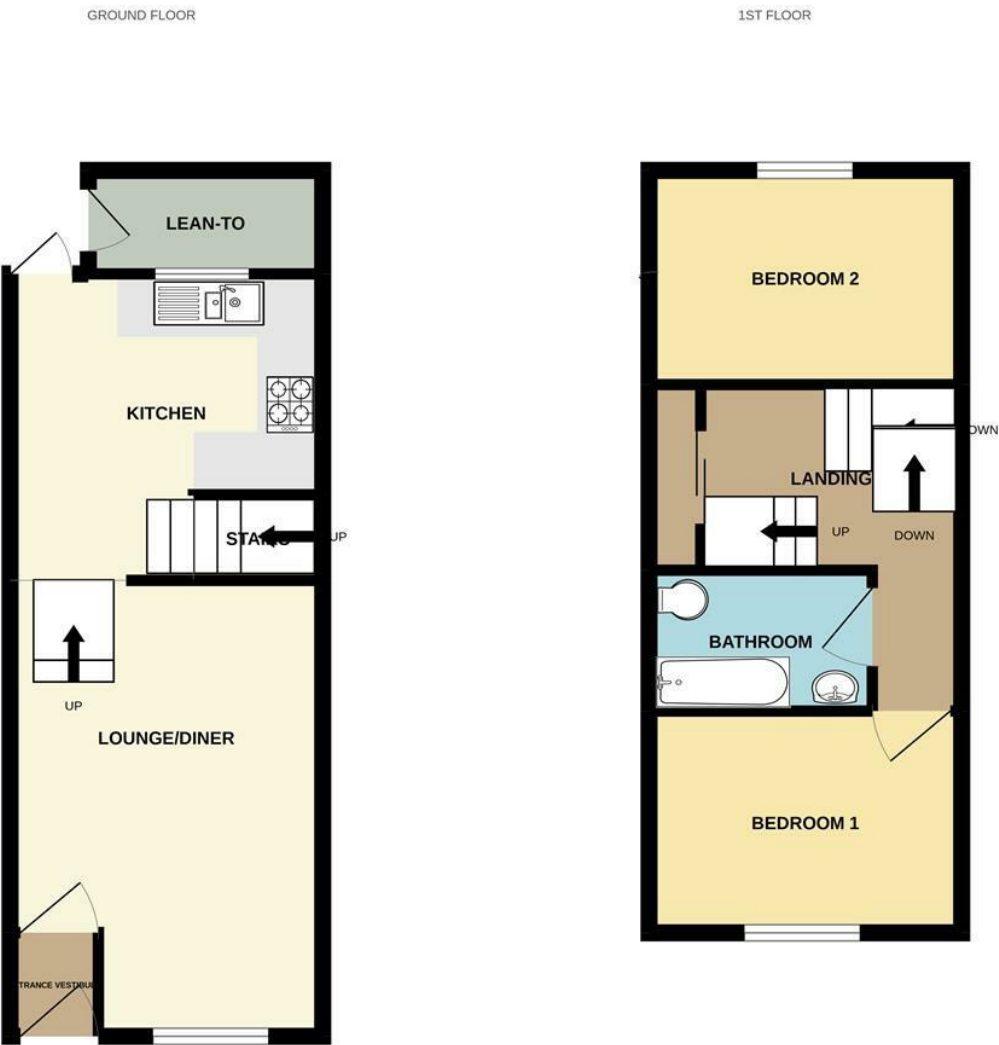
Council Tax Band: B

£950

Farm Hill,

Exwick, Exeter, Devon, EX4 2ND

www.naomijryan.co.uk





SUMMARY

We are delighted to offer for let this deceptively spacious two double bedroom house in an elevated position looking over Exwick.

The property is well presented throughout and is split over several levels which makes the most of the fantastic view to the front.

In brief the property comprises of an open plan living dining and kitchen area and two double bedrooms, both with wardrobes.

The property also benefits from two parking spaces and a private courtyard garden and is on a regular bus route in/out of the city as well as being in close proximity to St David's Station and Exeter Quayside.

Available immediately, subject to satisfactory references.

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

EPC Rating D

Please note, the property is accessed via a number of steps to the front door so please bear this in mind when calling to book a viewing - a drive by is recommended.

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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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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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