



naomi j ryan  
estate agents



House - Townhouse



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Heating: Electric



Parking: Yes



Garden: Yes



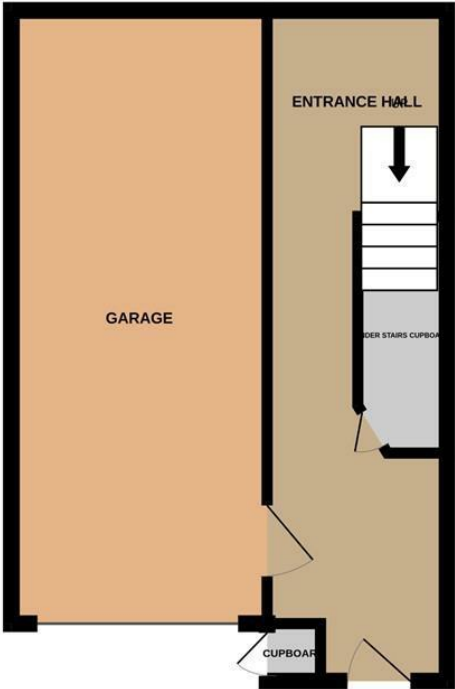
Council Tax Band: C

£1,250

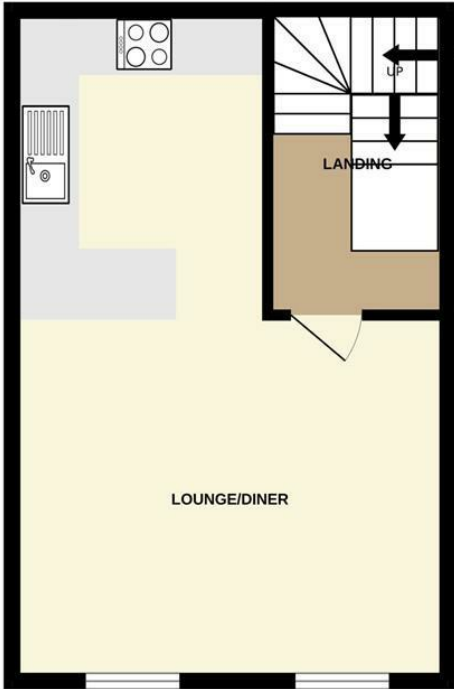
Garland Close,  
, Exeter, EX4 2NT

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

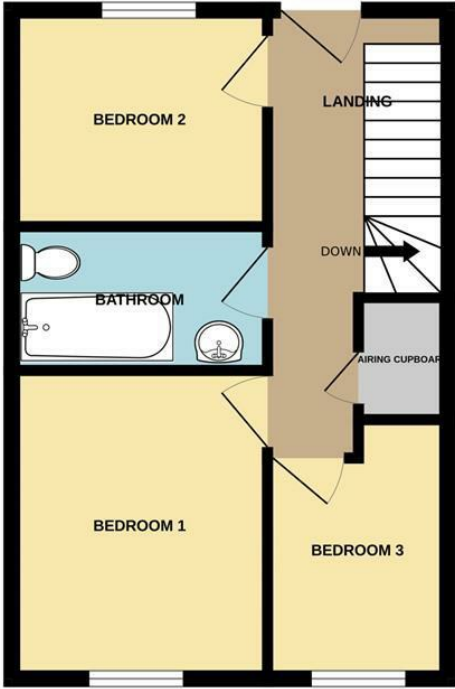
GROUND FLOOR



1ST FLOOR



2ND 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

This well presented property is presented in great order throughout and has a wonderful first floor open plan living area with modern kitchen and views across the city.

The property is neutrally decorated throughout and in brief comprises; internal access to the garage from the ground floor, first floor kitchen/dining/living room and second floor with three good sized bedrooms, family bathroom and access to the rear garden.

The split level, south facing rear garden is fully enclosed with a useful patio area directly outside the back door. To the front of the property is a driveway to the garage offering off road parking for one car. The garage benefits from power, lighting and plumbing for a washing machine.

The property is available from the start of July 2025 and a long term tenant is preferred.

EPC Rating D

Council Tax Band C

In person viewings only.



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