

naomi j ryan
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 2



Heating: Gas



Parking: Permit



Garden: Yes



Council Tax Band: C

£1,200

Cedars Road,
St Leonards, Exeter, EX2 4NA

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

We are delighted to offer for let this very well presented two double bedroom bay fronted house in the desirable area of St Leonards, Exeter.

This mid-terrace property also has two reception rooms, a modern kitchen with lean-to, family bathroom and low maintenance courtyard style rear garden with decking and storage. It is within easy walking distance of the City Centre, RD&E hospital and St Lukes University Campus and retains many period features such as stripped and varnished floorboards throughout and open feature fireplaces.

Available at the end of September.

Apologies we are unable to accept smokers at this property.

One pet considered for the right applicant, with an additional pet rent of £25 per month

EPC Rating D

Council Tax Band C



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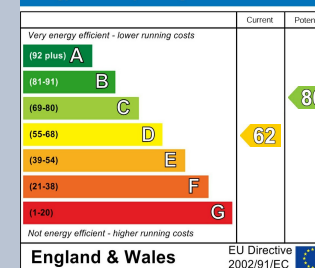




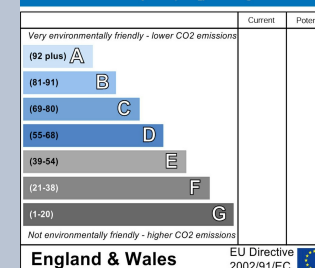
THINKING OF LETTING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
lettings@naomijryan.co.uk

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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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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