



naomi j ryan  
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Heating: Electric Boiler



Parking: Yes



Garden: Yes



Council Tax Band: C

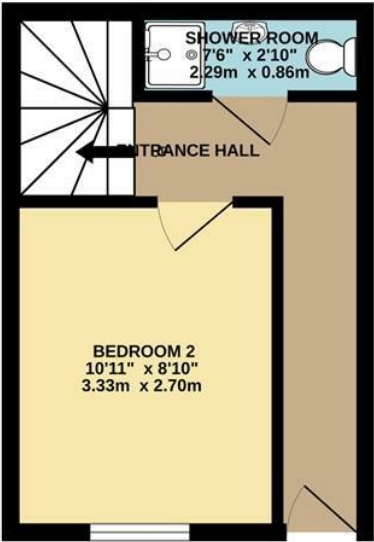
£1,100

Whitycombe Way,

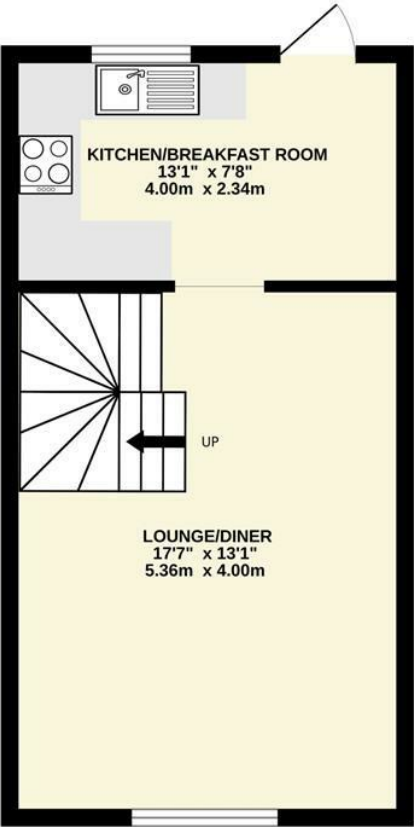
, Exeter, Devon, EX4 2NR

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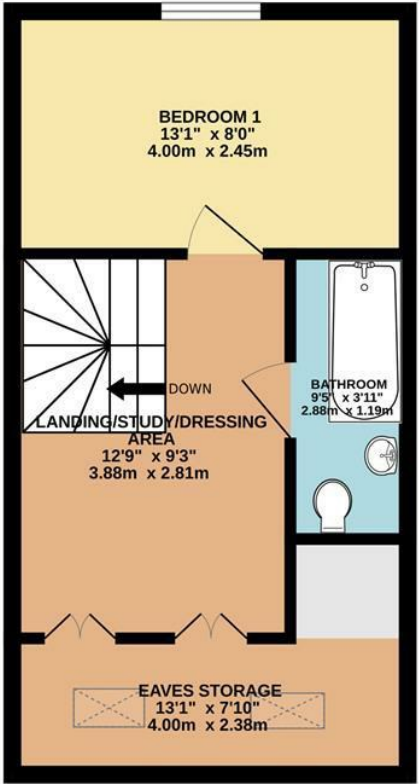
GROUND FLOOR  
203 sq.ft. (18.9 sq.m.) approx.



1ST FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



2ND FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 sq.m.) approx.

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 located in the popular residential area of Exwick.

In close proximity to Exeter University and St David's Train Station the property would be ideal for those working at the Uni or commuting in and out of the City. The property comes with allocated parking and a car port (of off Garland Close).

This lovely home is set back off of the road with a pleasant outlook over green space, and in brief comprises; on the ground floor a double bedroom and shower room, on the first floor a living room and kitchen breakfast room with door to the rear garden and on the second floor the master bedroom, study/dressing and the main bathroom.

Outside to the front is a small area with shrubs and a selection of steps to the front door. Outside to the rear the garden is split over three easy to maintain levels with a patio area directly from the back door, steps up the side provide access to the middle decked area with table and chairs and a further level which is laid to stone.

EPC E.

Council Tax Band C.

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

Available start November 2025.

Holding Deposit £253.

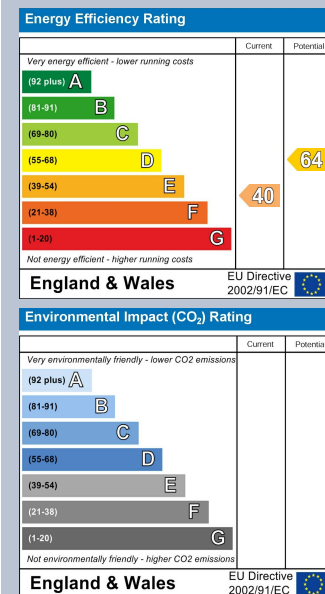


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## THINKING OF LETTING?

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



**BRITISH  
PROPERTY  
AWARDS**

**2022**



**GOLD WINNER**

**ESTATE AGENT  
IN EXETER**



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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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