



naomi j ryan  
estate agents



Flat - Ground Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Heating: Electric



Parking: N/A



Garden: Communal



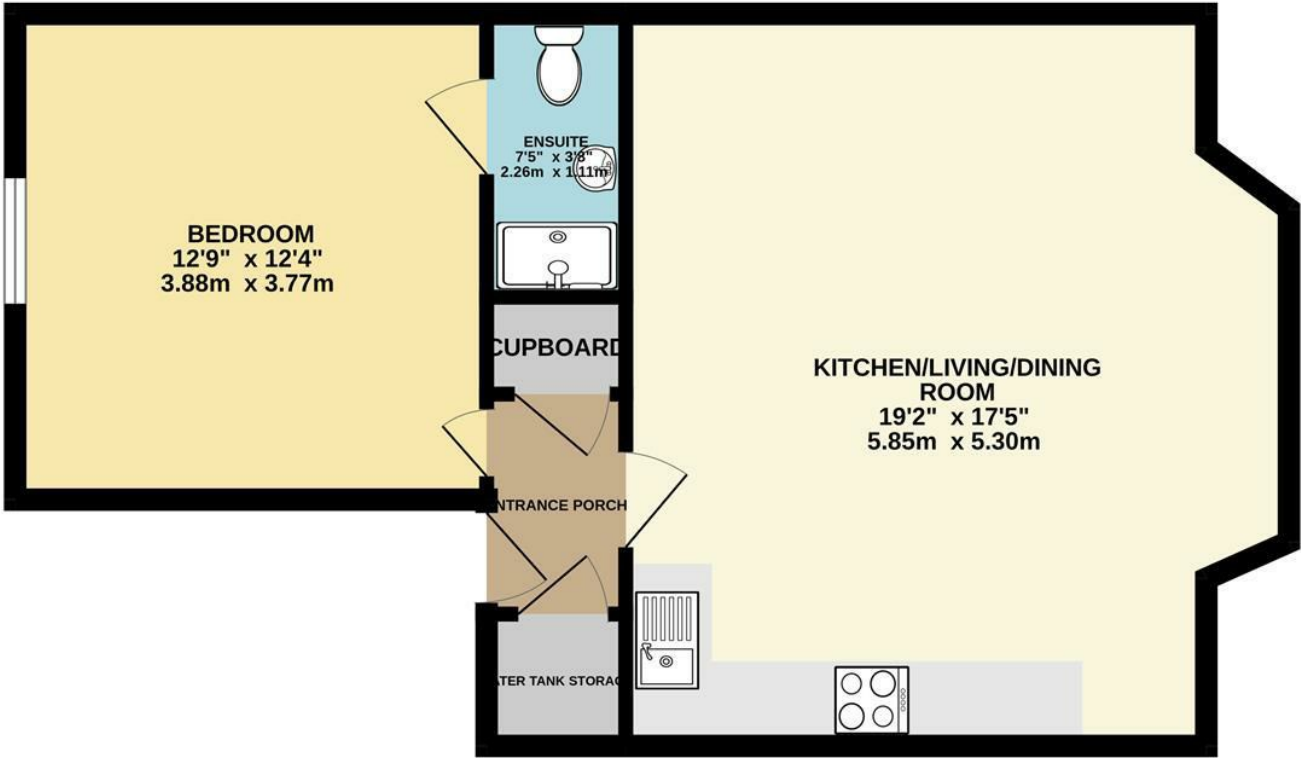
Council Tax Band: B

£1,100

Barnfield Hill,  
, Exeter, EX1 1SR

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

GROUND FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 541 sq.ft. (50.3 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.  
Made with Metropix ©2025





## SUMMARY

We are delighted to offer for Let this impressive and exceptionally well presented ground floor apartment in St Leonards, Exeter. Just a few minutes walk from the City Centre.

Barnfield House is an impressive period property that was fully converted in 2020 into ten apartments. The modern and contemporary accommodation gives light living spaces whilst retaining original features of the building and from the higher floors, city views and beyond can be enjoyed.

Careful design choices have been made to ensure the apartments provide comfortable and efficient living. In brief the property comprises; entrance hall, open plan living/dining/kitchen with large bay fronted with with views over the enclosed communal garden, one double bedroom with ensuite shower room.

The kitchen comes fully equipped with washer/dryer, slimline dishwasher, fridge/freezer and oven/hob.

Outside the beautifully maintained communal gardens are in a secure, gated area with picnic benches and bike store.

Video Intercom entry system.

Available now subject to satisfactory referencing with a longer term tenant preferred.

EPC Rating .

Council Tax Band B.

In person viewings only.

Holding Deposit £253



naomi j ryan  
estate agents



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales                                                 | 71      | 71        |
| EU Directive 2002/91/EC                                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

