



naomi j ryan
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: x1



Garden: Yes



Council Tax Band: C

£1,250



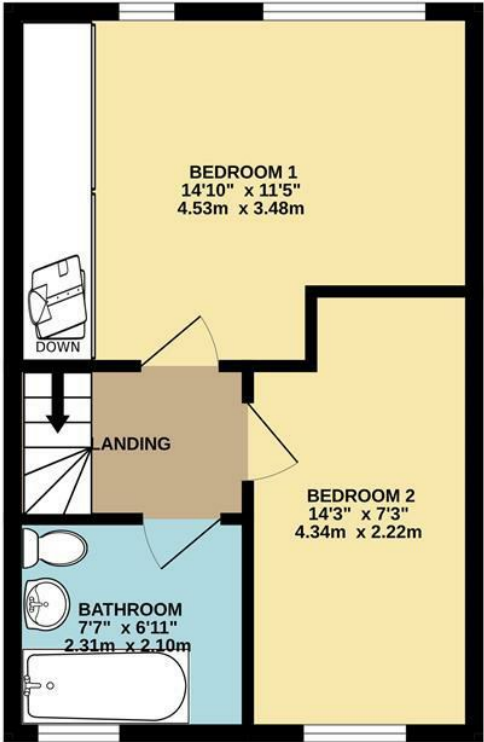
Nile Road,
, Exeter, EX2 7GL

www.naomijryan.co.uk

GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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.
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SUMMARY

Nestled on Nile Road in the charming city of Exeter, this beautifully presented mid-terrace house offers a delightful living experience. With two generously sized double bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home.

As you enter, you are welcomed by a bright and spacious living room, which features doors that open directly into the garden. This outdoor space is set to be professionally landscaped, ensuring it will be easy to maintain while providing a lovely area for relaxation or entertaining. The kitchen is equipped with essential appliances, making it a practical space for culinary endeavours. Additionally, the property boasts a family bathroom and a convenient WC, enhancing its functionality.

Parking is available at the front of the house for one vehicle, adding to the convenience of this lovely home. The location is particularly appealing, as it is situated close to the vibrant areas of Topsham and Countess Wear, offering a variety of useful amenities. Furthermore, residents can enjoy the nearby river and countryside walks.

This property is available for immediate occupancy, subject to referencing.

EPC Rating TBC

Council Tax Band C

Holding Deposit £288



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