



naomi j ryan
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Heating: Type here



Parking: Type here



Garden: Type here



Council Tax Band: C

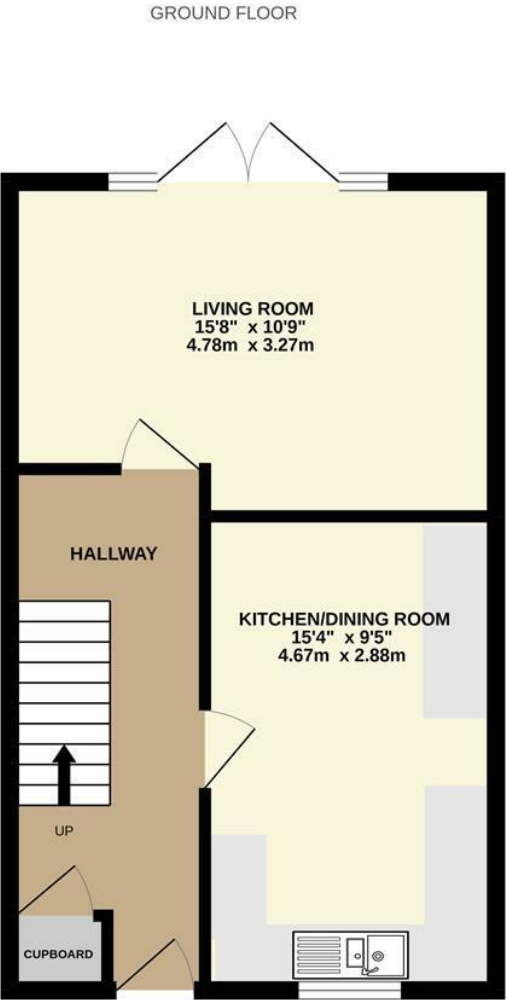
£1,350



Mortimer Court,

Bishop Westall Road, Exeter, EX2 6NN

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 beautifully presented three-bedroom house with a delightful rear garden and allocated parking space.

Situated in the popular residential area of Countess Wear, the property is conveniently located for access to the City Centre, and major road links including the M5 and A30. It is also close to several well regarded schools. Ludwell Valley Park is also within easy reach, offering superb walks.

The light and spacious accommodation comprises entrance hall, modern kitchen/dining room, living room with direct access to the rear garden, three bedrooms, modern first-floor bathroom, gas central heating, and double glazing.

To the front of the property is a small enclosed area of garden and pathway leading to the residents parking area where the property has one allocated parking space.

EPC Rating C.

Council Tax Band C.

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

Available December 2025 on a long term let, subject to satisfactory references.

Holding Deposit £311.



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