



naomi j ryan  
estate agents



House - Semi-Detached



Bathrooms: 1



Heating: Gas



Garden: Yes



Bedrooms: 2



Receptions: 1



Parking: Permit



Council Tax Band: A

£1,200



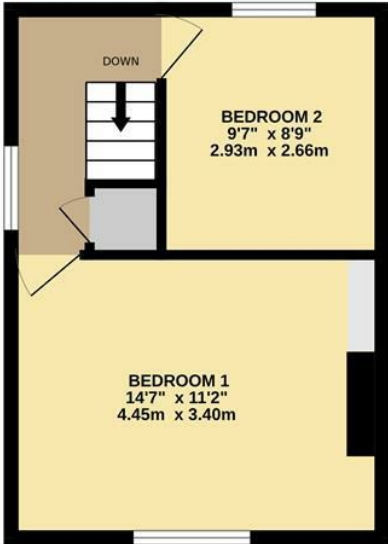
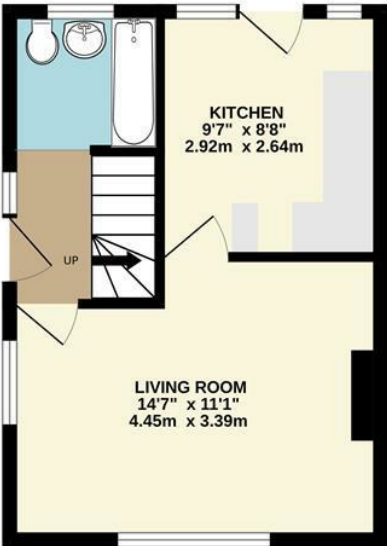
Scott Avenue,  
Wonford, Exeter, EX2 6BY

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

GROUND FLOOR



1ST FLOOR



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 well presented property situated within a cul-de-sac the property is conveniently located for access to the Royal Devon & Exeter Hospital and other local amenities.

The accommodation comprises in brief; entrance hall, living room, kitchen and bathroom to the ground floor and two bedrooms to the first floor.

The property occupies a generous plot with a good sized garden to the rear, side and front elevations.

Further features include an outside store and a pathway to the side of the property.

Would suit a professional person or couple.

EPC Rating D

Council Tax Band A

Available at the beginning of January 2026.

In person viewings only.

Pets considered with an additional pet rent of £50 per month.



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