



naomi j ryan
estate agents



Flat - First Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Heating: Electric



Parking: n/a



Garden: n/a



Council Tax Band: A

£895

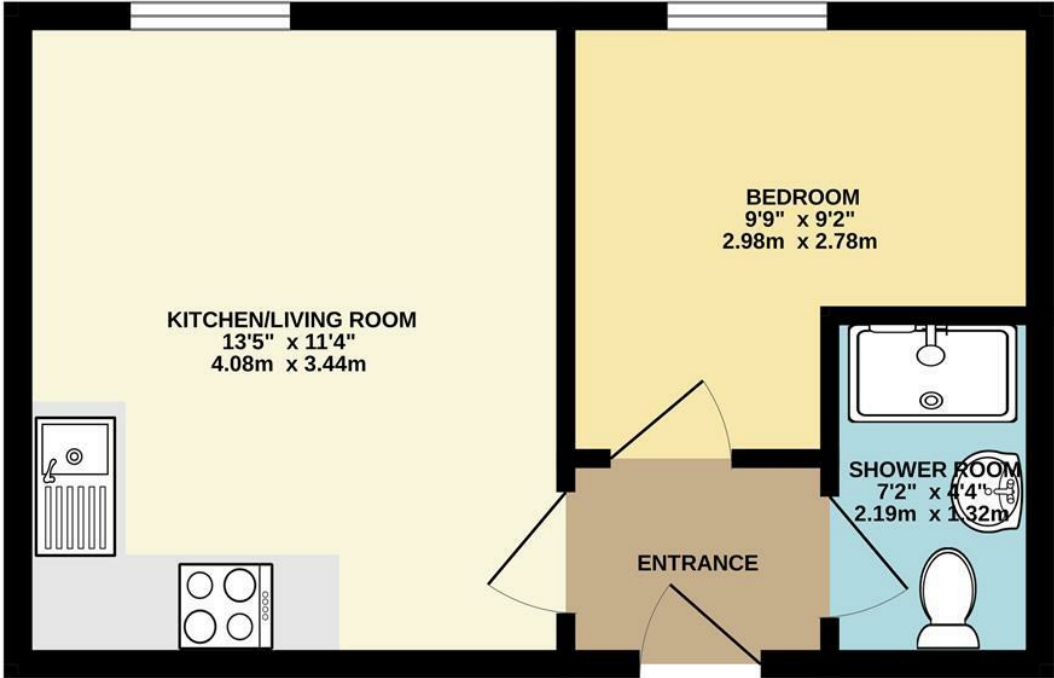


New Bridge Street,

, Exeter, EX4 3JW

www.naomijryan.co.uk

GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 282 sq.ft. (26.2 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 in the heart of Exeter on New Bridge Street, this well-presented first-floor flat offers a perfect blend of comfort and convenience. Ideal for single occupancy, the property features a double bedroom, a modern shower room, and an inviting open-plan kitchen and living room. The kitchen comes equipped with essential appliances, making it a delightful space for both cooking and entertaining.

The flat is finished to a high standard, ensuring a pleasant living experience.

Location is key, and this property does not disappoint. It is situated close to the Exe Bridges Retail Park, providing easy access to a variety of shops and amenities. Additionally, the vibrant Exeter Quayside and numerous leisure facilities are just a stone's throw away.

Available for immediate occupancy, this flat is an excellent choice for those seeking a stylish and convenient living space in central Exeter.

EPC Rating C.

Council Tax Band A.

Holding Deposit £206.



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