



naomi j ryan
estate agents



House - Townhouse



Bedrooms: 2



Bathrooms: 2



Receptions: 2



Heating: Gas



Parking: Yes



Garden: Yes



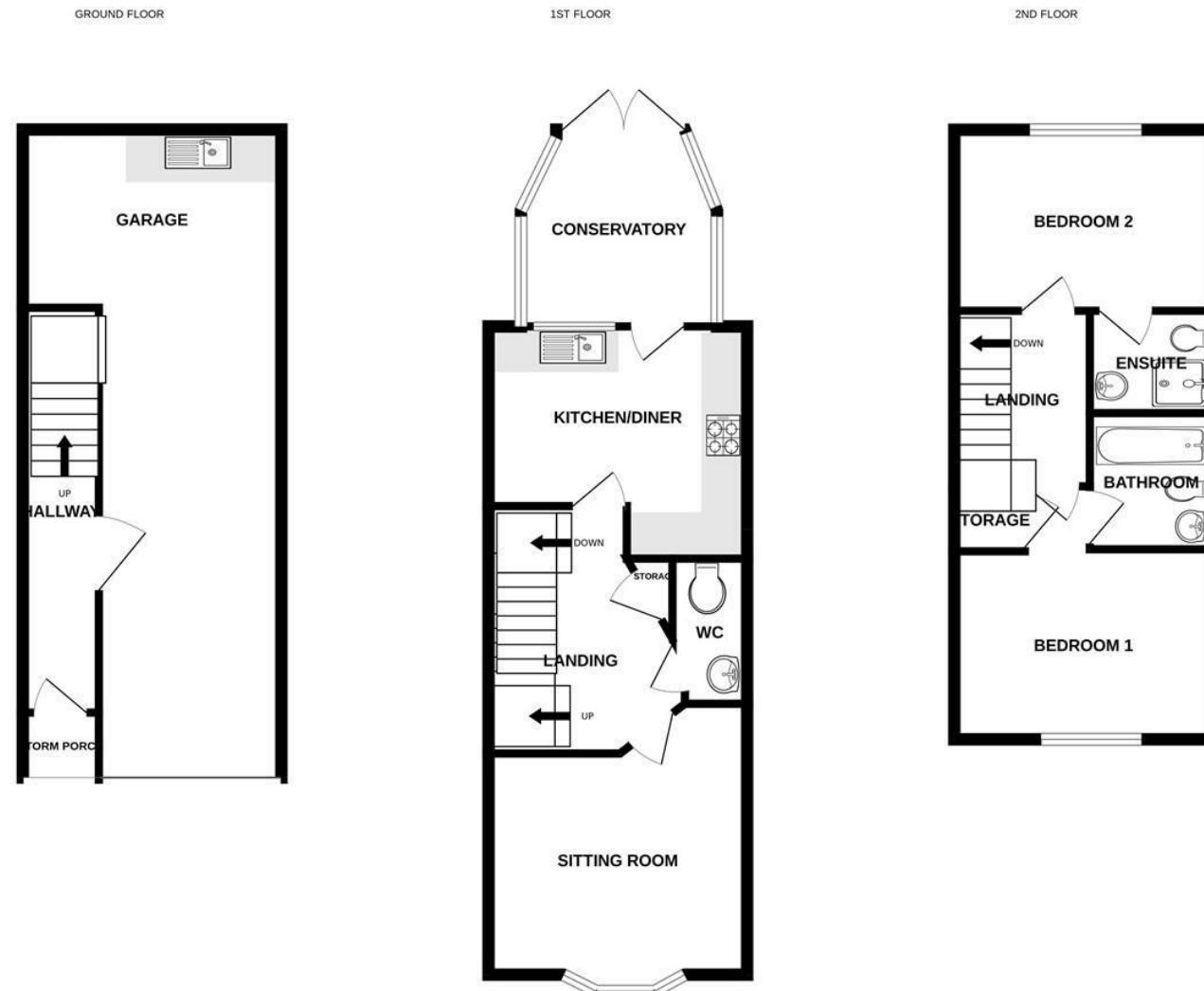
Council Tax Band: C

£1,200 PCM

Lewis Crescent,

Clyst Heath, Exeter, Devon, EX2 7TD

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

Nestled in the desirable area of Kings Heath, Lewis Crescent presents a charming townhouse that is perfect for those seeking a blend of comfort and convenience. This delightful property boasts two spacious double bedrooms, each with its own ensuite bathroom, ensuring privacy and ease for all residents. The first floor features a well-appointed kitchen that opens into a lovely conservatory, providing a bright and airy space for dining or relaxation. The living room offers a welcoming atmosphere, ideal for entertaining guests or enjoying quiet evenings at home.

The ground floor includes an integral garage with a utility area, adding practicality to the home. The property has been tastefully redecorated throughout, complemented by new carpets that enhance its modern appeal. Outside, the low-maintenance garden offers a perfect retreat for enjoying the outdoors. Additionally, the driveway provides parking for one vehicle, a valuable asset in this sought-after location.

Situated close to excellent transport links and a variety of local amenities, this townhouse is not only a comfortable residence but also a gateway to the vibrant community of Kings Heath.

One Pet will be considered and reviewed on an individual basis, subject to an additional pet rent of £25 per pet, per month.

EPC Rating C

Council Tax Band C

Holding Deposit £276



