



naomi j ryan  
estate agents



Flat - Second Floor



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Type here



Parking: Permit



Garden: Shared  
Courtyard



Council Tax Band: B

£1,100

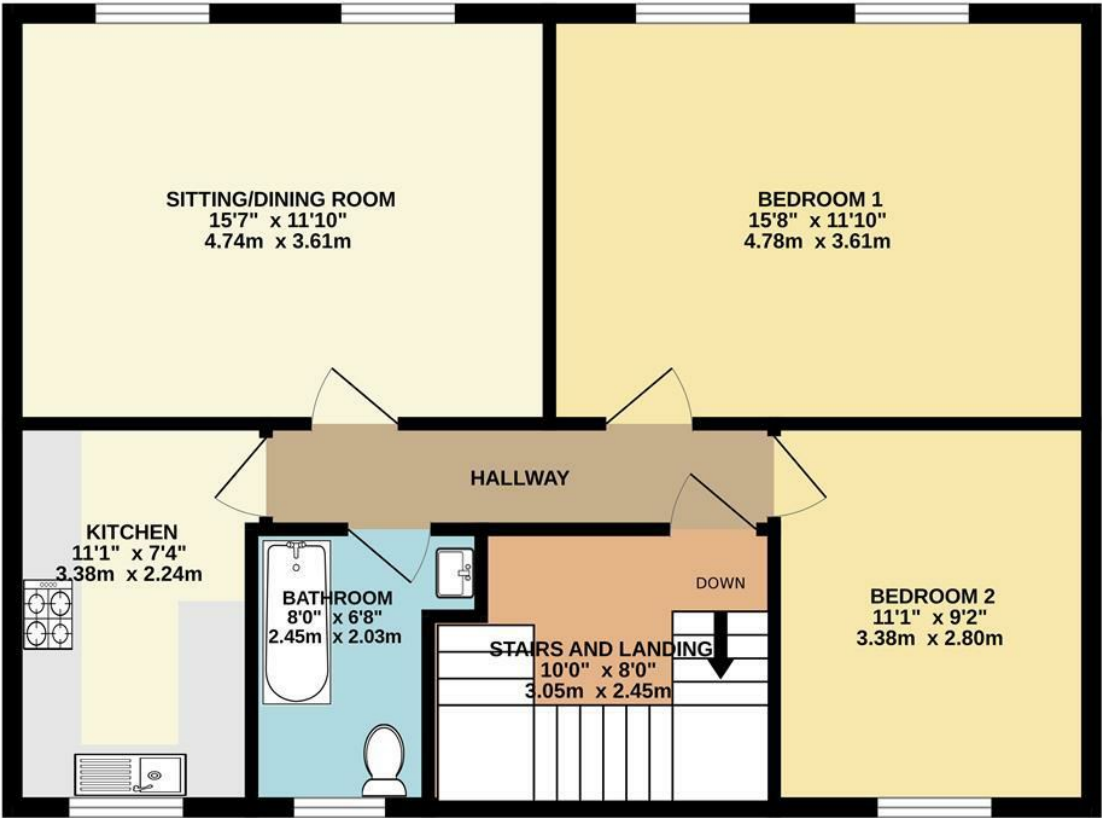
Sivell Place,

, Exeter, EX2 5ET

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

Deposit Amount:

SECOND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA: 717 sq.ft. (66.6 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 a tranquil residential street in Heavitree, Sivell Place offers a delightful second-floor flat that is perfect for those seeking a comfortable and well-presented home. This charming property features two generously sized double bedrooms, making it ideal for a professional person or couple looking for extra space.

The property also offers a lovely lounge diner, a perfect setting for relaxation or entertaining guests and a spacious kitchen, equipped with essential appliances, ensuring that you have everything you need to prepare meals with ease. The flat is available on a part-furnished basis - items which are to be confirmed.

Sivell Place will be available from the start of January 2026, providing you with the opportunity to secure a home in this desirable area. Whilst the property does not offer parking directly outside, there is permit parking available just a short two-minute walk away, making it convenient for those with vehicles.

Please note that after the short walk, the flat is located on the second floor, which requires navigating several steps. This aspect should be considered especially for those who may have mobility concerns.

The property has a shared section of the courtyard garden.

Overall, Sivell Place is a wonderful opportunity to enjoy a peaceful lifestyle in Exeter, with all the comforts of modern living. Don't miss your chance to make this charming flat your new home.

EPC Rating D.

Council Tax Band B.

Holding Deposit £253.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

