



naomi j ryan
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: On Road



Garden: Yes



Council Tax Band: B

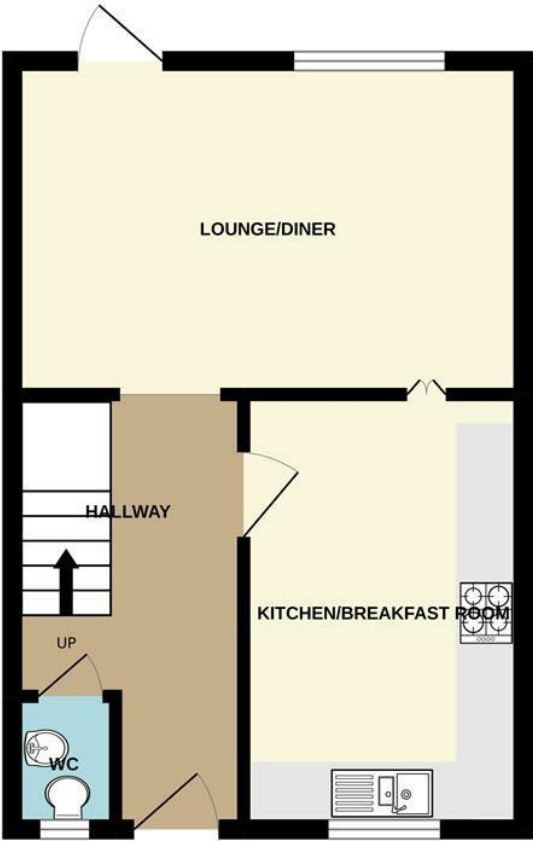
£995 PCM

Celia Crescent,

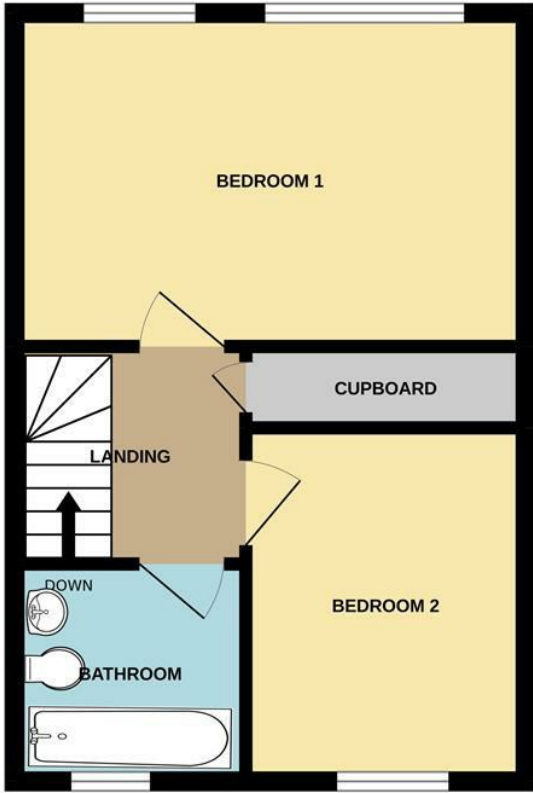
Beacon Heath, Exeter, EX4 9DU

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 pleased to offer for let this well presented property which is situated in a popular residential location approximately 3 miles from both Exeter City Centre and Exeter University.

The property comprises of a kitchen/breakfast room, WC and lounge on the ground floor and two double bedroom plus bathroom on the first floor.

Outside the rear garden has a paved patio area with steps up to a lawn and gate leading to the parking area. To the front here are a few steps up to the front door and far reaching views across the city and countryside.

Council Tax Band B.

EPC Rating C.

In person viewings only.

Available with immediate effect subject to referencing.

Holding Deposit £229.



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THINKING OF LETTING?

Get in touch for a free,
no obligation valuation.

Call 01392 215283

or email

lettings@naomijryan.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

18 southernhay west, exeter, ex1 1pj

t&f . 01392 215283

e . enquiries@naomijryan.co.uk

www.naomijryan.co.uk

company registration number 6693899