



naomi j ryan  
estate agents



Flat - Third Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Heating: Electric



Parking: Yes



Garden: n/a



Council Tax Band: A

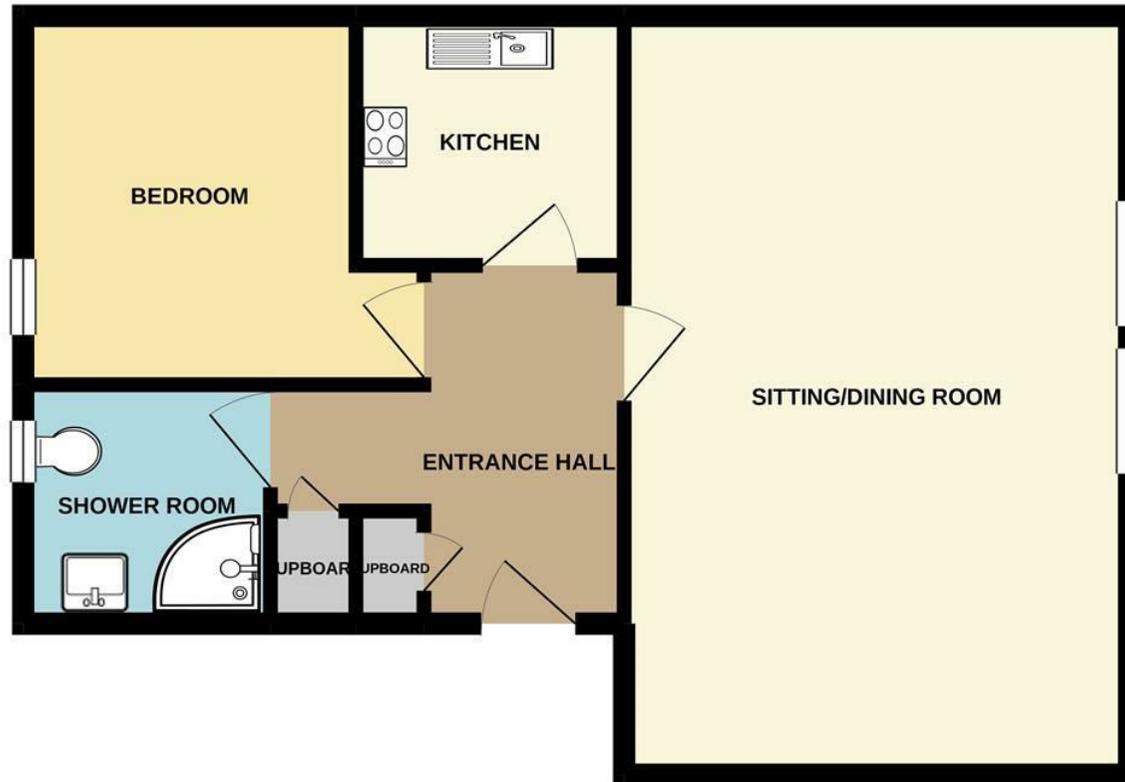
£925

Water Lane,

, Exeter, Devon, EX2 8BD

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

GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 521 sq.ft. (48.4 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

We are delighted to offer for let this beautifully presented, third floor, one bedroom apartment.

Located on Exeter's Historic Quayside the property is in a fantastic location close to plenty of unique independent shops, river walks and cycle paths along the canal and is only a 10 minute walk from the heart of Exeter City Centre with it's abundance of shops and restaurants. The Riverside Leisure Centre, Exe Bridges Retail Centre and St Sidwell's Leisure Complex are also within close proximity.

This smart property has the added benefit of new electric heaters and a new, modern shower room. It is double glazed throughout and comes with allocated parking.

Apologies, we are unable to accept pets or smokers at this property.

Would suit a professional couple or individual.

Available from the start of April 2026, subject to satisfactory references.

EPC Rating D.

Council Tax Band A.



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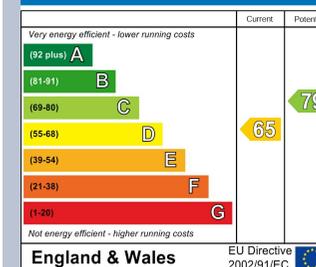




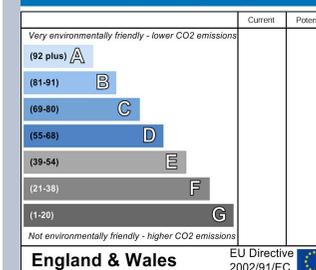
## THINKING OF LETTING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[lettings@naomijryan.co.uk](mailto:lettings@naomijryan.co.uk)

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



**BRITISH  
PROPERTY  
AWARDS**

**2022**



**GOLD WINNER**

ESTATE AGENT  
IN EXETER



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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.

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