



naomi j ryan
estate agents



House - Semi-Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 2



Heating: Gas



Parking: Yes



Garden: Yes



Council Tax Band: D

£1,300 PCM

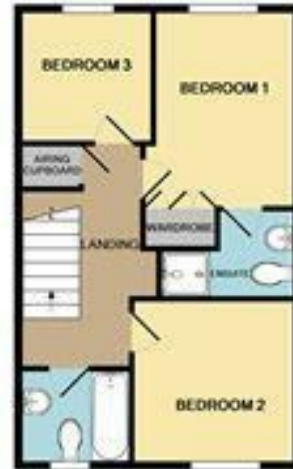
Norman Place,

Kings Heath, Exeter, EX2 7PQ

www.naomijryan.co.uk



GROUND FLOOR



1ST FLOOR

(Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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 operation or efficiency can be given.
Made with SketchUp 2024

SUMMARY

We are delighted to offer for let this well presented semi detached property situated in the sought after Kings Heath development, which is perfectly situated for those needing access to all the major road links.

Close at hand is Tesco Superstore, Rydon Lane Retail Park, Sandy Park which is the home to the Exeter Chiefs, Ikea and David Lloyd Health and Fitness Club. There is also an excellent Primary School, play park and well regarded secondary schools are close by.

The development is also serviced by the nearby Park & Ride and Digby Train Station which offers regular services to Exeter City Centre and Exmouth.

The property is a spacious 3 Bedroom family home and brief comprises on the ground floor of an entrance hall, cloakroom, living room with opening to dining room, patio doors from the dining room to the enclosed courtyard style garden and modern kitchen.

On the first floor there are two double bedrooms and one single bedroom, master benefiting from an ensuite shower room and family bathroom.

Council Tax Band D

Apologies, we are unable to consider pets at this property.

Available early May 2026.

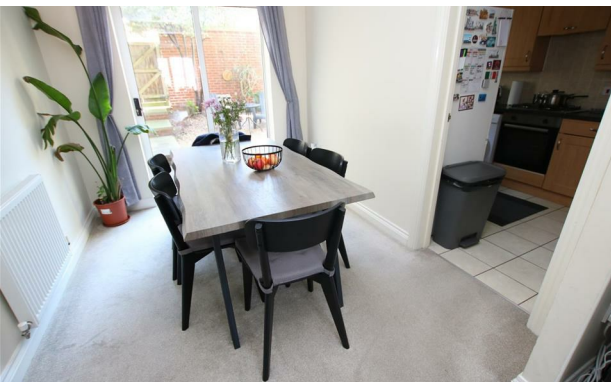
EPC Rating C.

Holding Deposit £300.

Pet considered with an additional rent of £25 per month.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		73	
(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			90
(69-80) C		77	
(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	



BRITISH PROPERTY AWARDS
2021
★★★★★
GOLD WINNER
ESTATE AGENT IN EXETER



BRITISH PROPERTY AWARDS
2022
★★★★★
GOLD WINNER
ESTATE AGENT IN EXETER



BRITISH PROPERTY AWARDS
2023
★★★★★
GOLD WINNER
ESTATE AGENT IN EXETER



BRITISH PROPERTY AWARDS
2024
★★★★★
GOLD WINNER
ESTATE AGENT IN EXETER

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.