



naomi j ryan  
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: Yes



Garden: Yes



Council Tax Band:

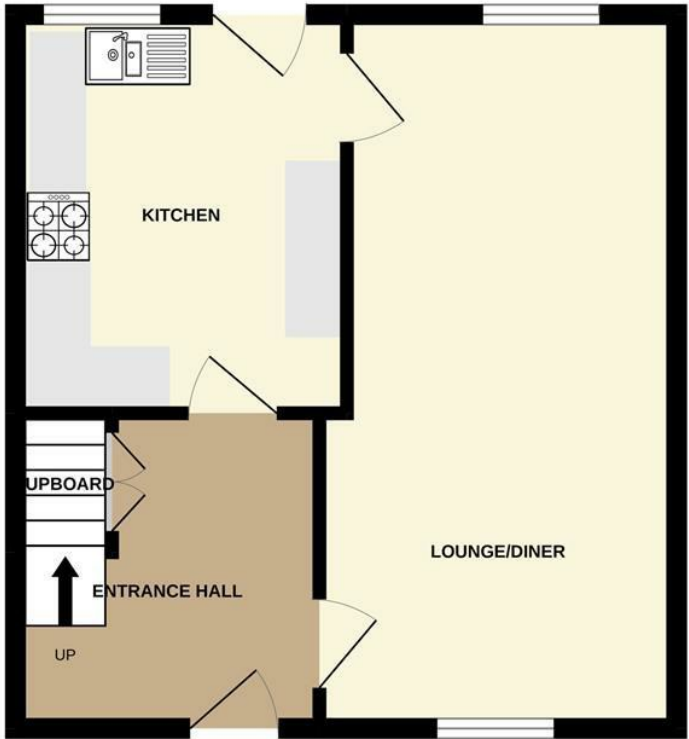
£1,250 PCM

Carlyon Gardens,

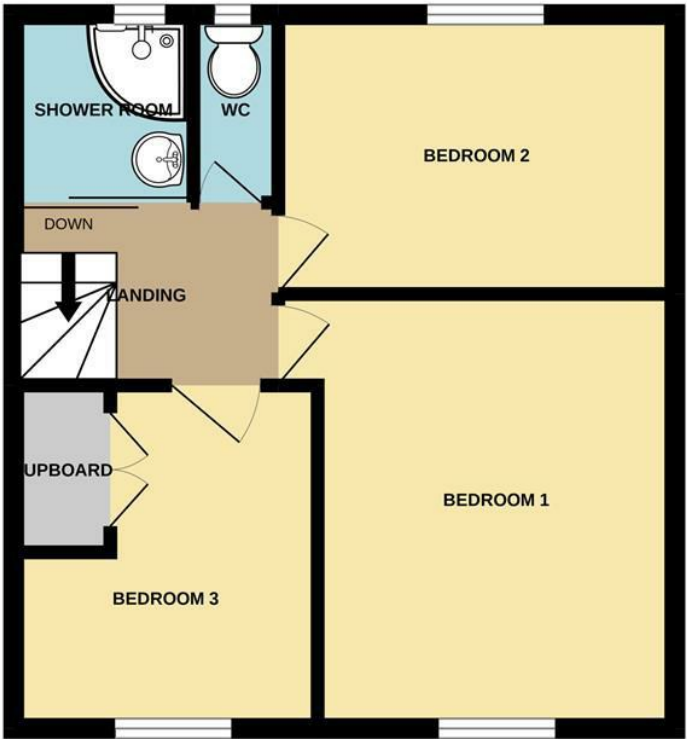
, Exeter, Devon, EX1 3AG

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

This well presented terraced house is situated in a quiet cul de sac close to the RD&E hospital and lots of other amenities.

In brief the property comprises; entrance hallway with stairs to first floor, doors to the spacious dual aspect lounge/diner with a further door to the kitchen.

On the first floor there are two double bedrooms with built in wardrobes and a single bedroom, a modern shower room and separate WC.

Outside to the front of the property is a small area of garden overlooking a communal lawn area, to the rear the garden is predominantly laid to patio, with a brick built storage shed and a garage (for storage only).

Council Tax Band B

EPC Rating C

In person viewings only

Pets considered on an individual basis. A pet rent of £25 per month would be applied.



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