



naomi j ryan
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: On Road



Garden: Yes



Council Tax Band: B

£1,100 PCM

Gloucester Road,
Exwick, Exeter, Devon, EX4 2EF

www.naomijryan.co.uk



TOTAL FLOOR AREA: 594 sq.ft. (55.2 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

This two-bedroom house in Exwick is available to let with immediate effect, subject to referencing.

The property has an open plan feel to the ground floor with the living room opening on to a new kitchen with dining space. The two well-proportioned bedrooms provide ample space for a professional couple, an individual, or a small family with one child.

Outside, you will find a lovely sunny decked garden, which also provides convenient access to the garage. The garden also benefits from new feathered edge fencing to both sides.

The property is perfectly situated close to local schools and amenities, ensuring that everything you need is within easy reach.

In person viewings only.

Holding Deposit £253.



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