



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

While every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operating 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's 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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