



naomi j ryan  
estate agents



Flat - Ground Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Heating: Electric



Parking: Yes



Garden: n/a



Council Tax Band: A

£725



Kinnerton Court, Kinnerton Way,

, Exeter, Devon, EX4 2EZ

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

GROUND FLOOR



## SUMMARY

Compact, well presented one bedroom ground floor flat, located in close proximity to Exeter University and St David's Train Station.

Ideally placed for those working at the University or needing to commute in and out of the City.

The property comprises of an open plan kitchen/living space, shower room and bedroom. New electric heaters recently installed.

Please note; the bedroom has a fitted wardrobe and eye level storage cupboards and the landlord supplies a 4ft bed frame as the bedroom will not accommodate a standard sized double bed. The occupant will need to supply their own mattress/bedding.

Outside there is a car park for residents and visitors.

Suitable for a single working professional. Non-smokers only.

EPC Rating C.

Council Tax Band A.

Holding Deposit £167.

In Person Viewings Only.



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