

naomi j ryan
estate agents

House - Detached

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Heating: Type here

Parking: Type here

Garden: Type here

Council Tax Band: E

£1,450 Per Month

Wellington Road,

St Thomas, Exeter, EX2 9DU

www.naomijryan.co.uk

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£1,450 Per Month

Deposit Amount: £1,673



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

We are delighted to offer for let this superb three-bedroom new-build detached house located in this popular and established residential area. Built by local builders to a high specification, the property offers spacious and versatile accommodation throughout.

The property offers excellent access to Cowick Barton Playing Fields and is conveniently placed for local shops and supermarkets. A wide range of amenities are available on Cowick Street, and Exeter's Historic Quay with its wide range of independent shops, cafes, and public houses. St Thomas Train Station and access to major road links are also easily accessible.

With underfloor heating throughout the ground floor, the accommodation offers great entertaining space with the open plan kitchen/dining/family room, located to the rear of the house with direct access to the rear garden. The kitchen is fitted with a comprehensive range of wall and base units with a central island and breakfast bar. Integrated appliances including an oven, hob, and dishwasher. Off the kitchen is a useful utility room with plumbing for a washing machine and a door to the rear garden. A separate living room with a bay window and ground floor cloakroom complete the ground floor accommodation. On the first floor are three good-sized bedrooms, an ensuite shower room, and a bathroom with a separate shower, both with floating storage drawers beneath the wash hand basins.

Outside is a delightful enclosed rear garden with a paved patio providing a pleasant seating area with gated access to the front of the house. The garden will be laid to lawn once a tenancy starts.

In person Viewings only.

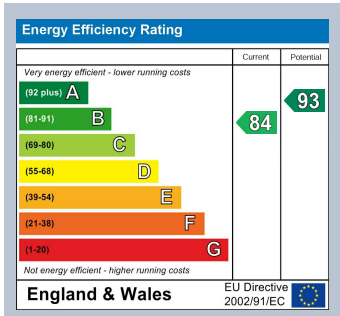
Holding Deposit £334.

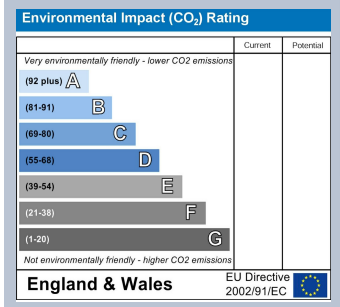
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.

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