



naomi j ryan  
estate agents



House - Semi-Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Heating: Gas



Parking: Yes



Garden: Yes



Council Tax Band: D

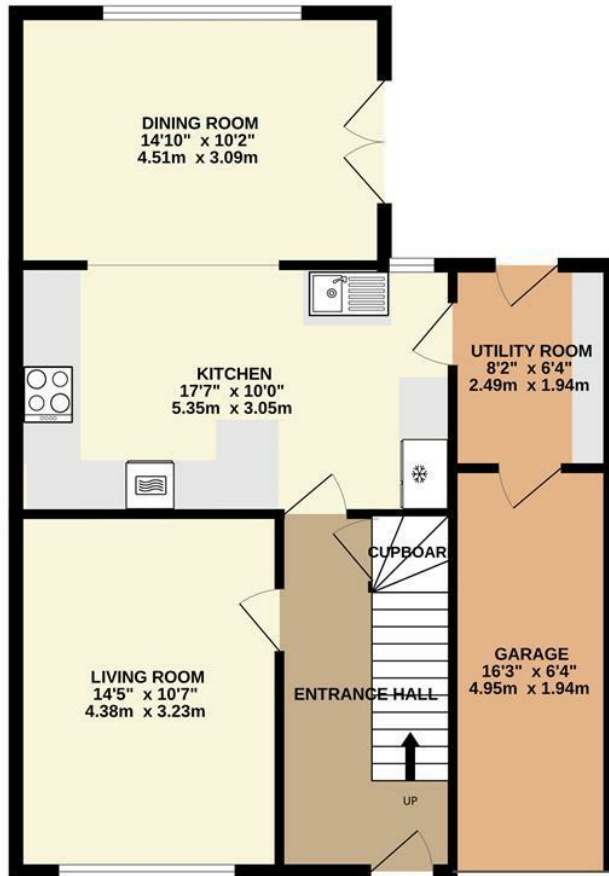
£1,525 Per Month

Whitchurch Avenue,

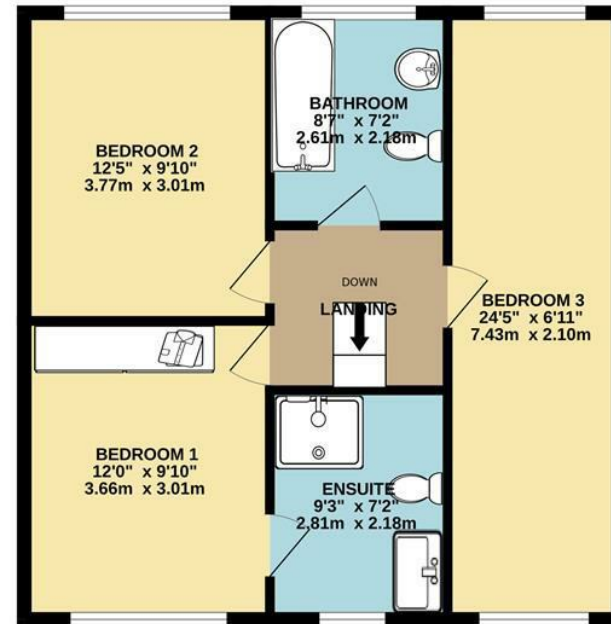
, Exeter, Devon, EX2 5NT

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

GROUND FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR  
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA: 1316 sq.ft. (122.2 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

Located in the sought-after area of Broadfields, this immaculate property presents a fantastic opportunity to let a semi-detached home that has been thoughtfully extended to enhance its living space. This wonderful property boasts three well-proportioned bedrooms, including a master with ensuite bathroom.

The heart of the home is undoubtedly the bright and spacious kitchen; a modern version of a shaker style, which has been extended to create a welcoming dining area, perfect for family gatherings or entertaining friends.

Off of the kitchen is the utility room which has space for washing machine, dishwasher and tumble dryer and a door to the rear garden. It also has an internal door leading to the garage which benefits from heating, power, lighting and an electric roller shutter.

The property is further complemented by a spacious lounge and modern family bathroom; it also benefits from Virgin ultra fast fibre broadband.

Outside, the landscaped rear garden features a lovely patio and a well-maintained lawn area. To the front, there is off road parking available for several cars and superb far-reaching views across Exeter and the surrounding countryside.

EPC Rating C

Council Tax Band D

Please call or email to arrange a viewing - In person viewings only.

Holding Deposit £351.



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