



naomi j ryan
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Type here



Parking: Type here



Garden: Type here



Council Tax Band:

£1,100 Per Month

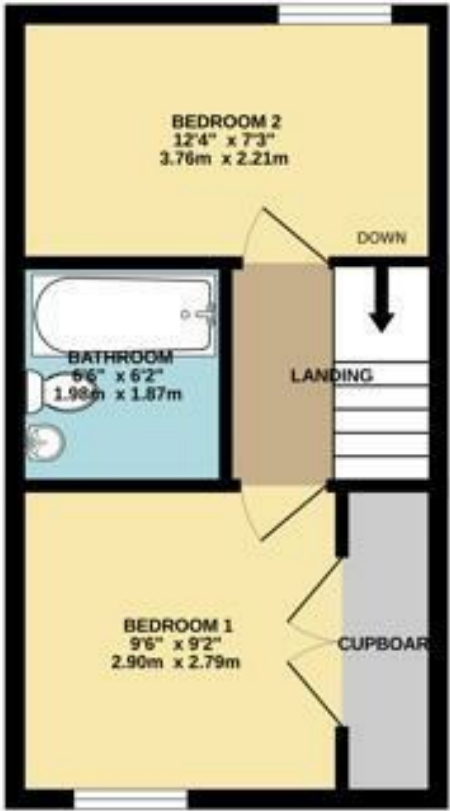
Exwick Court,
, Exeter, EX4 2RE

www.naomijryan.co.uk

GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



1ST FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA: 564 sq.ft. (52.4 sq.m.) approx.

While 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

Nestled in the charming area of Exwick Court, Exeter, this delightful terraced house presents a wonderful opportunity for those seeking a comfortable and convenient home. With two spacious double bedrooms, this property is perfect for professional couples or small families.

Upon entering, you will be greeted by a tastefully redecorated interior, featuring new flooring throughout that adds a fresh and modern touch. The heart of the home is undoubtedly the brand new kitchen, which has a door to the rear garden. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing after a long day.

The bathroom is well-appointed, featuring a shower over the bath, catering to all your bathing needs. Outside, the low-maintenance rear garden serves as a delightful sun trap, providing a perfect space for outdoor relaxation or entertaining friends and family.

This hidden gem is ideally located close to the river, St David's Station, and the main campus of the University. With easy access to the city centre and convenient commuting options to Crediton, this property truly offers the best of both worlds.

On-street parking is available, adding to the convenience of this lovely home. Available for immediate occupancy, this property is subject to viewings and satisfactory references. Do not miss the chance to make this charming house your new home in Exeter.

EPC TBC PREVIOUSLY C



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

