



naomi j ryan
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: n/a



Garden: n/a

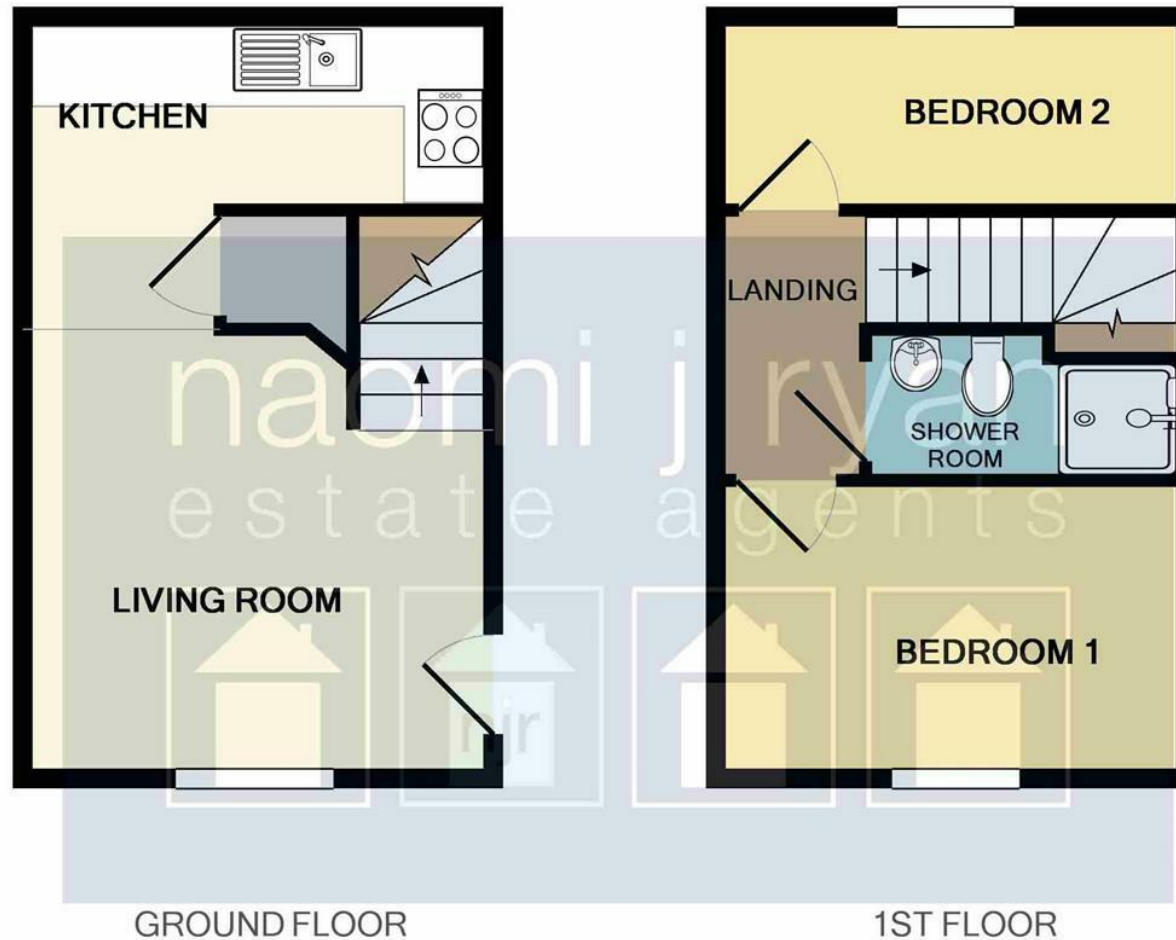


Council Tax Band: B

£950 PCM

Bull Meadow Road,
St Leonards, Exeter, Devon, EX2 4JF

www.naomijryan.co.uk



Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2019



SUMMARY

We are delighted to offer for Let, this well presented two bedroom property located in the popular area of St Leonards which offers excellent access to the City Centre and Exeter's Historical Quayside.

A covered porchway leads directly into the open plan lounge diner with opening to a modern kitchen with integrated fridge/freezer, freestanding washer/dryer and oven and hob.

On the first floor there is one double bedroom to the front and a second small single bedroom (ideally used as a study/dressing room) with obscured glazed window to rear, and a shower room.

Council Tax Band B

EPC Rating C

Would suit a professional Couple or Individual. Due to the size of the second bedroom we are unable to consider sharers. Non smokers only.

Holding Deposit £219.

In person viewings only.

Please note - this property does not have an allocated parking permit for the property therefore, please consider this if you have a car.



naomi j ryan
estate agents



THINKING OF LETTING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
lettings@naomijryan.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	76	
(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		82
(81-91) B	82	82
(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		



BRITISH
PROPERTY
AWARDS

2022



GOLD WINNER

ESTATE AGENT
IN EXETER



naomi j ryan
estate agents

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.

18 southernhay west, exeter, ex1 1pj

t&f . 01392 215283

e . enquiries@naomijryan.co.uk

www.naomijryan.co.uk

company registration number 6693899