



naomi j ryan  
estate agents



Flat - Second Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: Permit



Garden: n/a



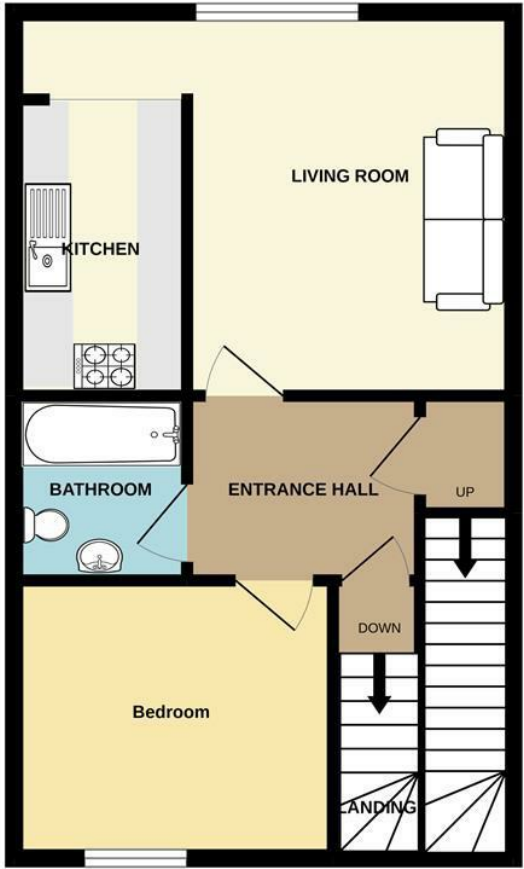
Council Tax Band: A

£900 Per Month

Haldon Road,  
, Exeter, Devon, EX4 4DZ

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

SECOND FLOOR



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 wonderful, one double bedroom second floor flat in Central Exeter.

The exceptionally well presented property has been lovingly renovation throughout making the most of the space on offer - there is an open plan living area comprising of kitchen with appliances, lounge with sofa, dining area and study, one double bedroom with further study area and bathroom with shower over the bath.

Neutrally decorated throughout with wonderful views across Exeter and the River Exe at the rear, the property, whilst tucked away in a quiet residential street is walking distance from the City Centre, Historic Quay Side and St David's Train Station.

Apologies we are unable to consider pets or smokers and with only one bedroom the property is not suitable for children. Would suit a professional working individual.

Available on a long term basis from October 2026.

EPC Rating D

Council Tax Band A

Holding Deposit £207



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## THINKING OF LETTING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[lettings@naomijryan.co.uk](mailto:lettings@naomijryan.co.uk)

| 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                     |         |           |
|                                                                 | 56      | 80        |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
|                                                                 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



BRITISH  
PROPERTY  
AWARDS

2022



GOLD WINNER

ESTATE AGENT  
IN EXETER



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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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