



naomi j ryan
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Heating: Gas



Parking: Permit



Garden: Yes



Council Tax Band: B

£1,300

Anthony Road,
, Exeter, EX1 2ST

www.naomijryan.co.uk



TOTAL FLOOR AREA : 910 sq.ft. (84.6 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

We are delighted to offer for let this very well presented and spacious property in the desirable area of Heavitree.

On the ground floor is an attractive lounge with working gas fire, spacious dining room with door to the garden and a lovely kitchen with some appliances and door to the garden.

On the first floor there are three bedrooms, the master is a large double with a second double and single and a family bathroom.

Outside to the rear is a fantastic garden which is laid to patio with raised beds for planting. There is also a useful storage cupboard. To the front is a small gated area to the front door.

Available in December 2025, subject to satisfactory references.

Would suit a professional family or couple. Apologies we are unable to consider sharers.

EPC Rating D

Council Tax Band C

Holding Deposit £300



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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		

