

naomi j ryan
estate agents

House - End Terrace

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Heating: Gas

Parking: Yes

Garden: Yes

Council Tax Band: D

£1,350 Per Month

Walsingham Place,

Kings Heath, Exeter, EX2 7RG

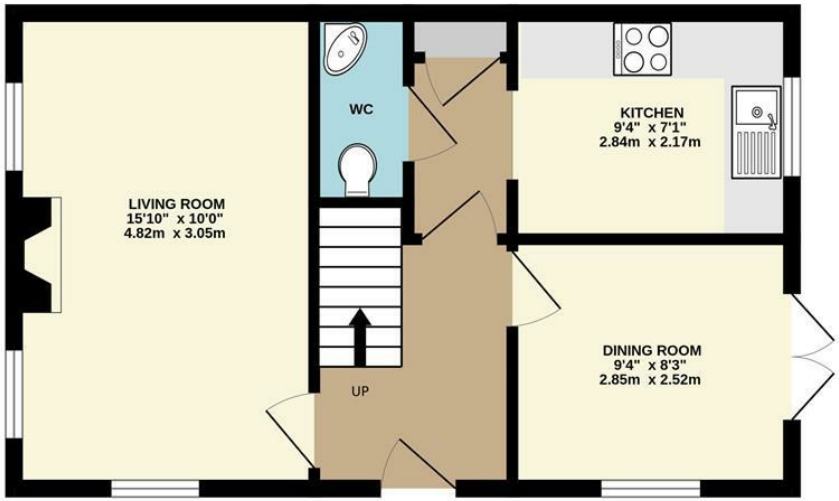
www.naomijryan.co.uk

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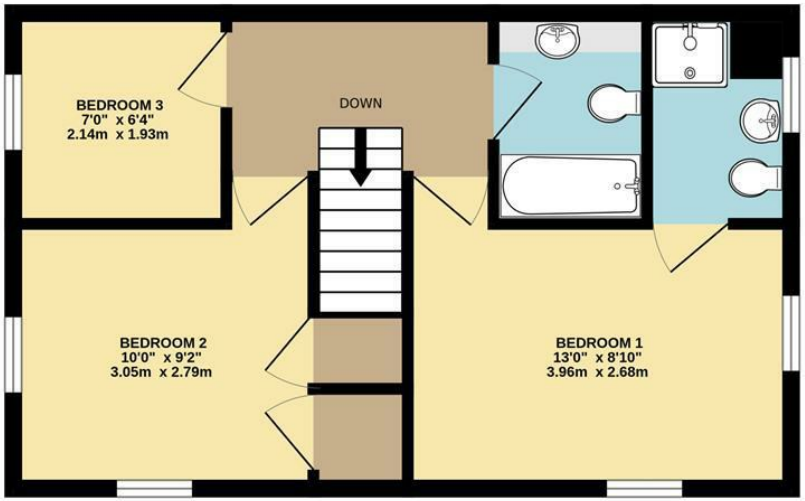
£1,350 Per Month

Deposit Amount: £1,557

GROUND FLOOR



1ST 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

A light and spacious three-bedroom house situated in the popular residential area of Kings Heath.

The property offers excellent access to a variety of local amenities including Digby & Sowton Train Station and the well-regarded Clyst Heath Nursery & Community Primary School as well as the major road networks surrounding the city.

The property comprises; entrance hall, dual aspect living room, separate dining room, modern kitchen, ground floor cloakroom, three good-sized bedrooms (one ensuite), family bathroom, gas central heating, and double glazing.

Outside is a well-maintained enclosed rear garden, laid to lawn with a paved patio area. A gate provides access to a pathway which leads to the parking area where there is a single garage is located beneath a nearby coach house. There is one additional parking space directly in front of the garage. A second gate provides access to the front of the house where there is a small enclosed area of garden, laid to lawn.

EPC Rating C

Council Tax Band

Holding Deposit £311

Available December 2026.

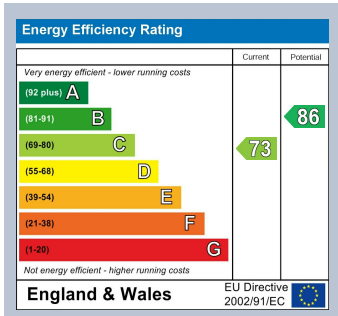
In Person Viewings Only.

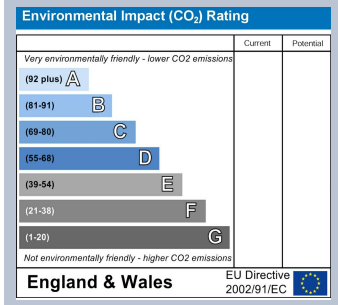
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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