



naomi j ryan  
estate agents



House - End Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: null



Heating: Type here



Parking: Type here



Garden: Type here



Council Tax Band: C

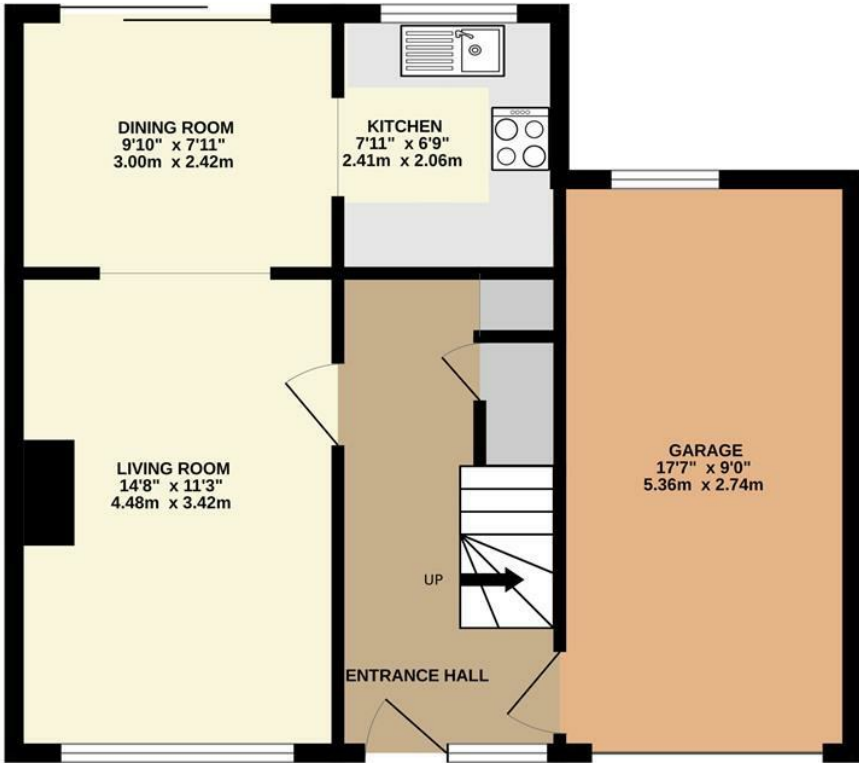
£1,350 Per Month

Hamilton Avenue,

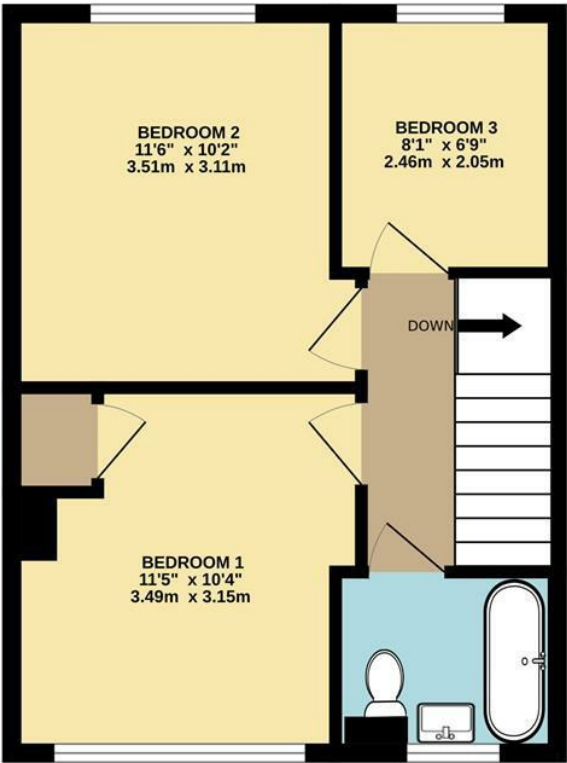
Wonford, Exeter, EX2 6BQ

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

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 well-presented three-bedroom end of terrace house with a superb Southwest-facing garden.

The property is located in a highly convenient position with excellent access to the City Centre by road and bus, the Royal Devon & Exeter Hospital, and within walking distance of Isca Academy.

The accommodation comprises entrance hall with courtesy door into the garage, spacious living room, separate dining room with sliding doors leading out onto a patio, modern kitchen, three good-sized bedrooms, and a modern family bathroom.

The property is situated on a good sized plot and the rear garden is predominately laid to lawn with a paved patio area. To the front is a small enclosed garden and a driveway. A gate to the side of the garage provides pedestrian access to the rear.

Available to let with immediate effect, subject to referencing.

Holding Deposit £311.



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