



naomi j ryan  
estate agents



Flat - Ground Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Heating: Eon Heat



Parking: Yes



Garden: Yes



Council Tax Band: B

£950

Staddle Stone Road,

, Exeter, EX1 3FS

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

FIRST FLOOR



## SUMMARY

Welcome to this charming ground floor apartment located on Staddle Stone Road in Tithebarn, Exeter. This property has a spacious open plan reception room, a spacious double bedroom and a modern bathroom.

One of the highlights of this lovely property is the private garden and the allocated parking space ensures you'll never have to worry about finding a spot after a busy day out.

Conveniently situated near major transport links such as the M5 North and South, as well as the A30, commuting will be a breeze from this location. You'll also find yourself just a stone's throw away from various amenities, such as well known supermarkets and popular pubs and restaurants.

Would suit a professional person or couple.

Contact us today to arrange a viewing - in person viewings only.

EPC Rating B.

Council Tax Band B.

Available early May 2026.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(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 <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**

**2021**

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN EXETER



**BRITISH  
PROPERTY  
AWARDS**

**2022**

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN EXETER



**BRITISH  
PROPERTY  
AWARDS**

**2023**

★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN EXETER