



naomi j ryan
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: on Road



Garden: Yes



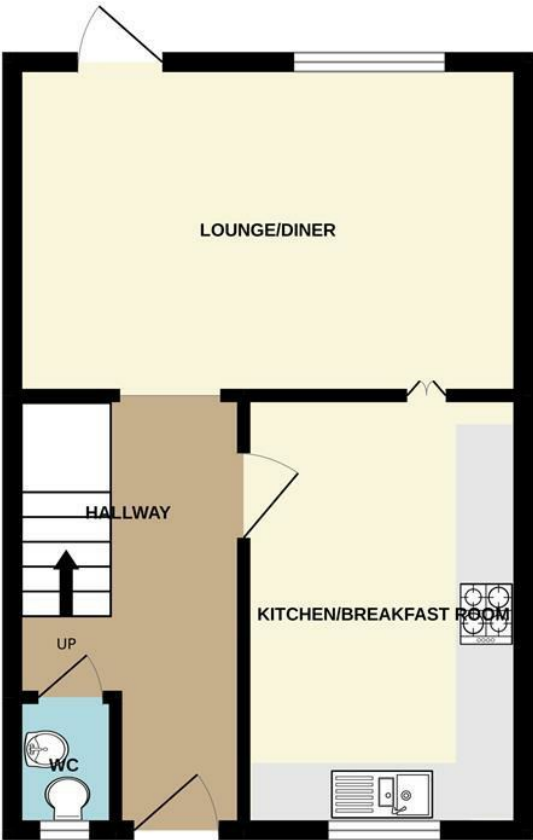
Council Tax Band: B

£995 PCM

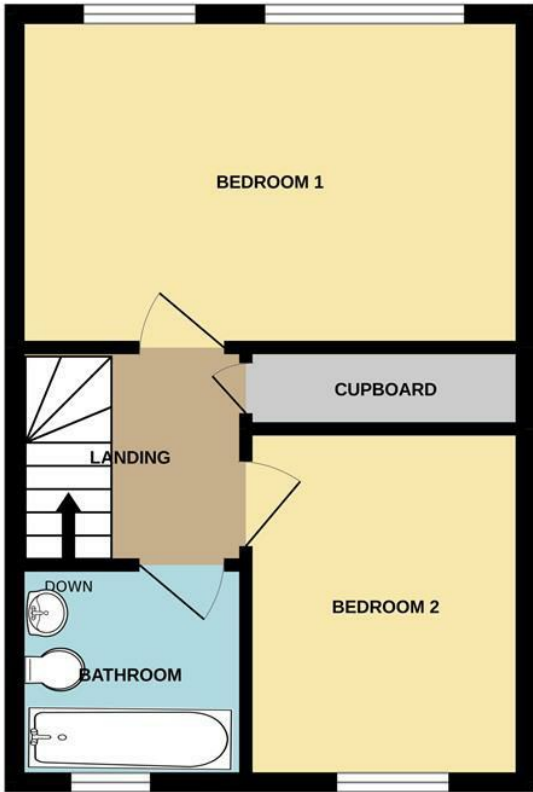
Celia Crescent,
Beacon Heath, Exeter, EX4 9DU

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

****FULLY BOOKED FOR VIEWINGS**** We are pleased to offer for let this well presented property which is situated in a popular residential location approximately 3 miles from both Exeter City Centre and Exeter University.

The property comprises of a kitchen/breakfast room, WC and lounge on the ground floor and two double bedroom plus bathroom on the first floor.

Outside the rear garden has a paved patio area with steps up to a lawn and gate leading to the parking area. To the front here are a few steps up to the front door and far reaching views across the city and countryside.

Council Tax Band B.

EPC Rating C.

In person viewings only.

Available with immediate effect subject to referencing.

Holding Deposit £229.



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