



naomi j ryan
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 2



Heating: Gas



Parking: On Road



Garden: Yes



Council Tax Band: B

£1,250 PCM

Coleridge Road,
St Thomas, Exeter, EX2 9BZ

www.naomijryan.co.uk

Deposit Amount: £1,442



TOTAL FLOOR AREA: 817 sq.ft. (75.9 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

Welcome to this exceptionally well-presented terraced house located at Coleridge Road in the charming area of St Thomas, Exeter. This recently renovated property boasts two spacious double bedrooms, making it an ideal home for couples, small families, or individuals seeking extra space.

As you enter, you will find the open-plan living and dining area which is perfect for entertaining guests or enjoying family time. The modern kitchen is equipped with appliances, ensuring that cooking and meal preparation are both convenient and enjoyable.

The large family bathroom is a standout feature, complete with a luxurious corner bath and a free-standing shower, providing a perfect retreat for relaxation. The property has been redecorated throughout, offering a fresh and contemporary feel that is ready for you to move in and make your own.

Outside, the low-maintenance garden provides a lovely outdoor space for enjoying the fresh air without the burden of extensive upkeep. On-road parking is available, adding to the convenience of this delightful home.

Situated in a great location, this property is close to a variety of amenities, schools, and transport links, making it an excellent choice for those who value accessibility and community. Available with immediate effect, subject to referencing, this terraced house is a wonderful opportunity not to be missed. Come and see for yourself the charm and comfort that this home has to offer.

EPC Rating D

Council Tax Band B

Holding Deposit £288

Pet rent £25



