



naomi j ryan  
estate agents



House - End Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Eon Heat



Parking: Yes



Garden: Yes



Council Tax Band:

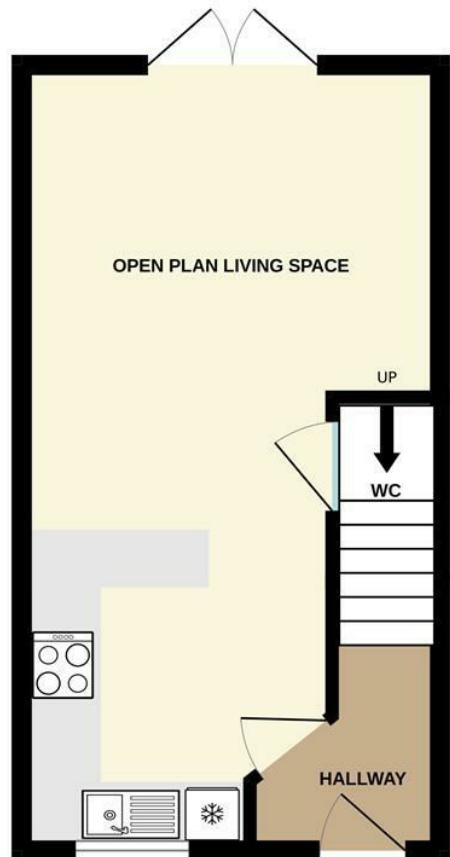
£1,200

Timber Drive,  
Tithebarn, Exeter, EX1 4AU

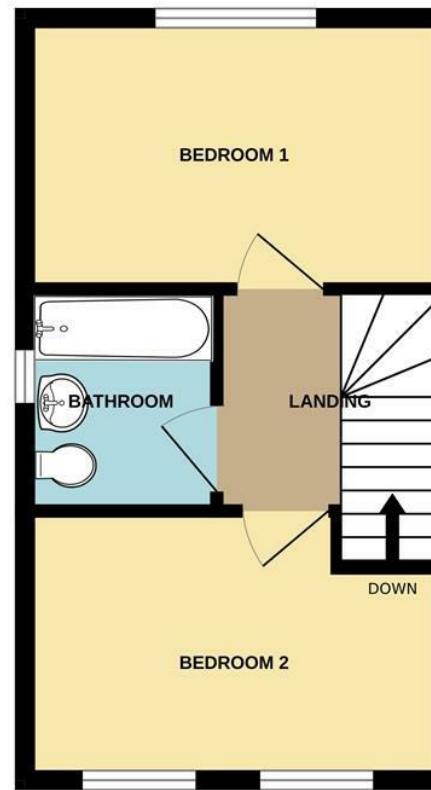
[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

Deposit Amount: £1,384

GROUND FLOOR



1ST FLOOR



## SUMMARY

We are delighted to offer for let, this brand new two bedroom end terrace property in the popular and vibrant area of Tithebarn, on the outskirts of Exeter.

The property is immaculate throughout with high spec fixtures and fittings and is perfectly placed for commuting in and out of the City. It is also within walking distance to the Science Park and Met Office and close to all major cycle routes taking you in and around the local area.

With an open plan kitchen/living/dining room on the ground floor and two double bedrooms and bathroom on the first floor the property is ideally suited to a professional person or couple. The kitchen includes a high quality finish with integrated fridge freezer and space for washing machine.

Outside to the rear there is a low maintenance garden with patio area and (soon to be laid) lawn, and to the front of the property is a driveway providing off road parking for one car.

EPC Rating B.

Council Tax Band TBC.

One pet considered with an additional pet rent of £25 per month.

Available with immediate effect, subject to satisfactory references.

In person viewings only.

