

naomi j ryan
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Eon



Parking: Yes



Garden: Yes



Council Tax Band: C

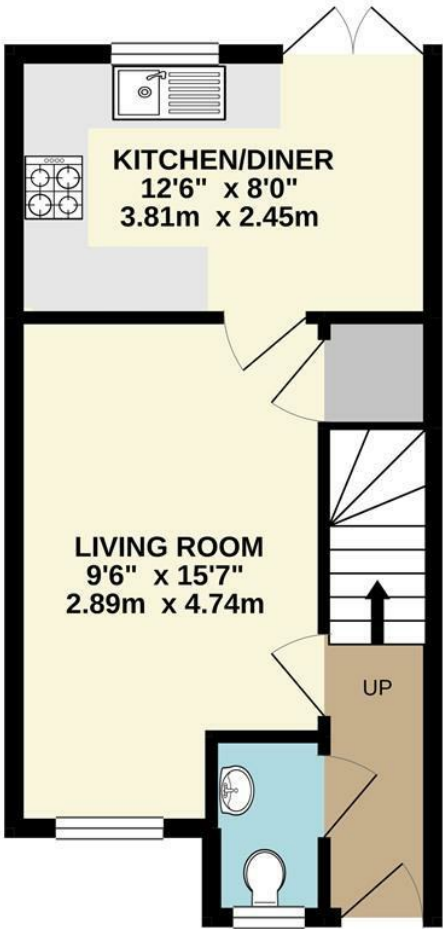
£995

Brooklyn Close,

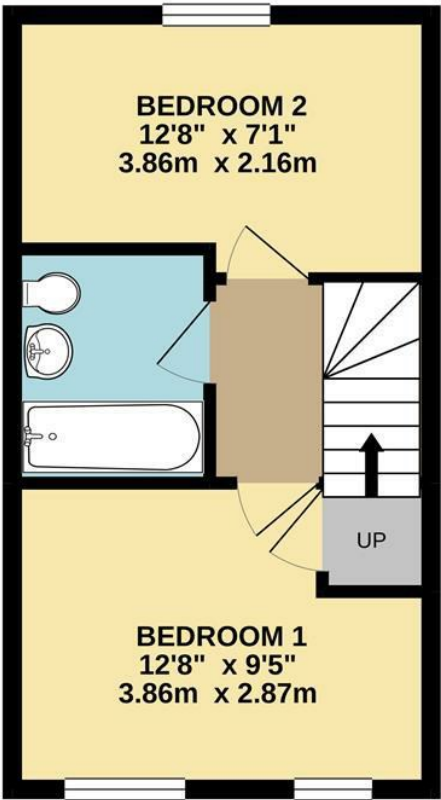
, Exeter, EX1 3XD

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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

****Apologies, we are now fully booked for viewings at this property****
We are delighted to offer for let this conveniently located and stylish property on the modern development of Hill Barton Vale, this two bedroom property offers excellent access to Sowton, The MET Office, city centre and major transport links surrounding the city.

The light and spacious accommodation comprises in brief entrance hall, cloakroom, living room and modern kitchen/diner to the ground floor. Two double bedrooms and a bathroom are located to the first floor.

Outside the property enjoys a landscaped and fully enclosed rear garden as well as one allocated parking space located immediately in front of the property.

The property is available Mid-End September 2022 on an unfurnished basis.

Sorry no pets or smokers considered.

EPC Rating B

Council Tax Band C



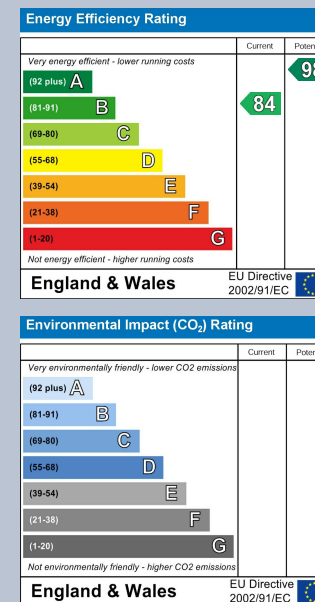
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THINKING OF LETTING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
lettings@naomijryan.co.uk



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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