



naomi j ryan  
estate agents



House - End Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: null



Heating: Type here



Parking: Type here



Garden: Type here



Council Tax Band: C

£1,350 Per Month

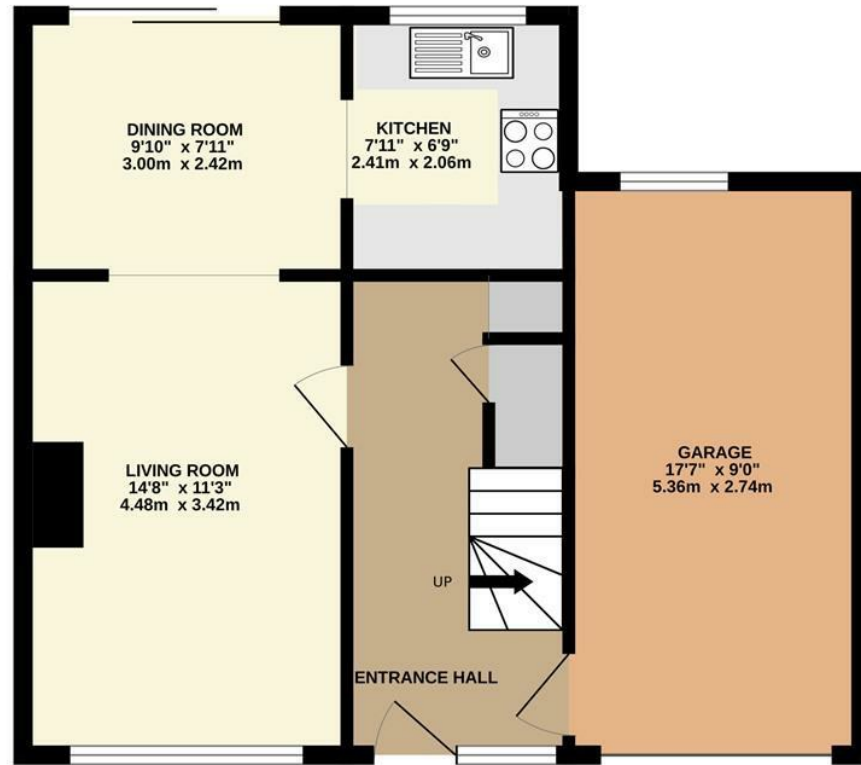


Hamilton Avenue,

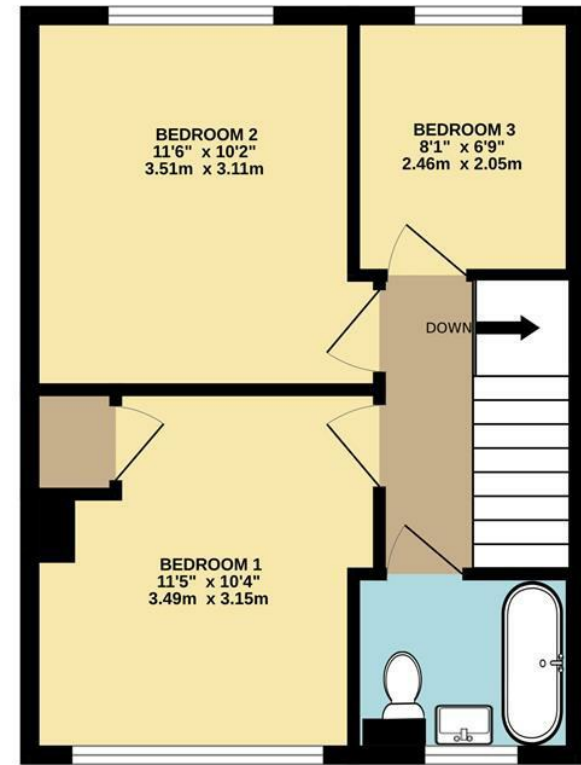
Wonford, Exeter, EX2 6BQ

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

GROUND FLOOR



1ST FLOOR



## SUMMARY

A well-presented three-bedroom end of terrace house with a superb Southwest-facing garden.

The property is located in a highly convenient position with excellent access to the City Centre by road and bus, the Royal Devon & Exeter Hospital, and within walking distance of Isca Academy.

The accommodation comprises entrance hall with courtesy door into the garage, spacious living room, separate dining room with sliding doors leading out onto a patio, modern kitchen, three good-sized bedrooms, and a modern family bathroom.

The property is situated on a good sized plot and the rear garden is predominately laid to lawn with a paved patio area. To the front is a small enclosed garden and a driveway. A gate to the side of the garage provides pedestrian access to the rear.

Available to let with immediate effect, subject to referencing.

Holding Deposit £311.



naomi j ryan  
estate agents

