



naomi j ryan  
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House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: On Road



Garden: Yes



Council Tax Band: B

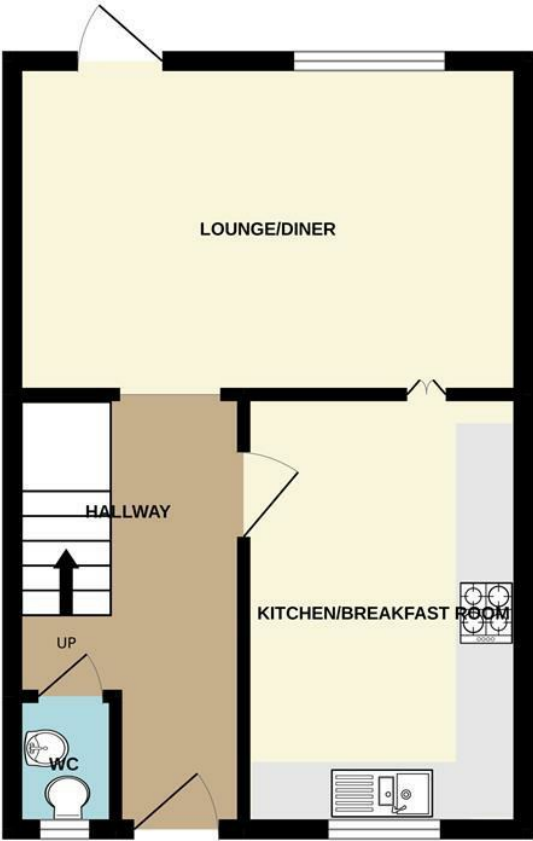
£895 PCM

Celia Crescent,

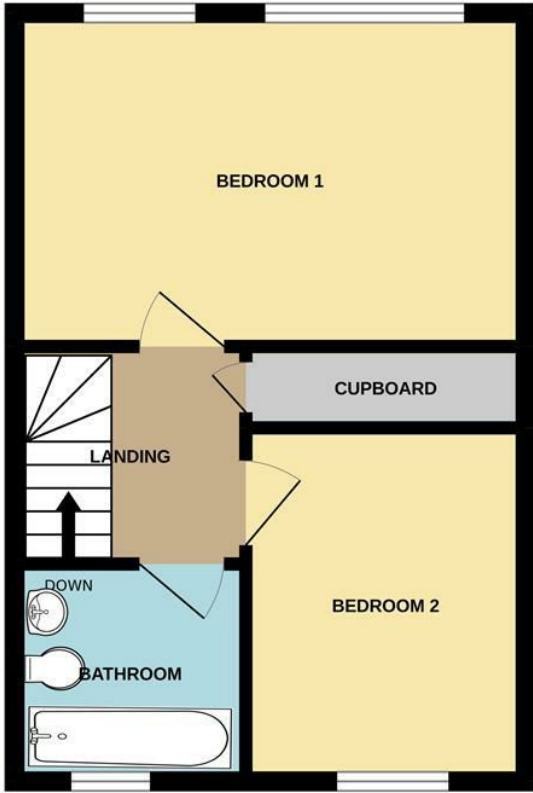
Beacon Heath, Exeter, EX4 9DU

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

\*\*\* Apologies we are now 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

One pet considered with the additional pet rent of £25 per month

Available September 2022



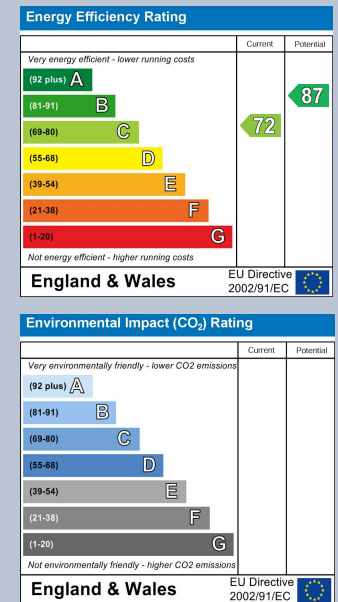
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## THINKING OF LETTING?

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