



naomi j ryan
estate agents



Flat - Second Floor



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: Yes



Garden: Balcony



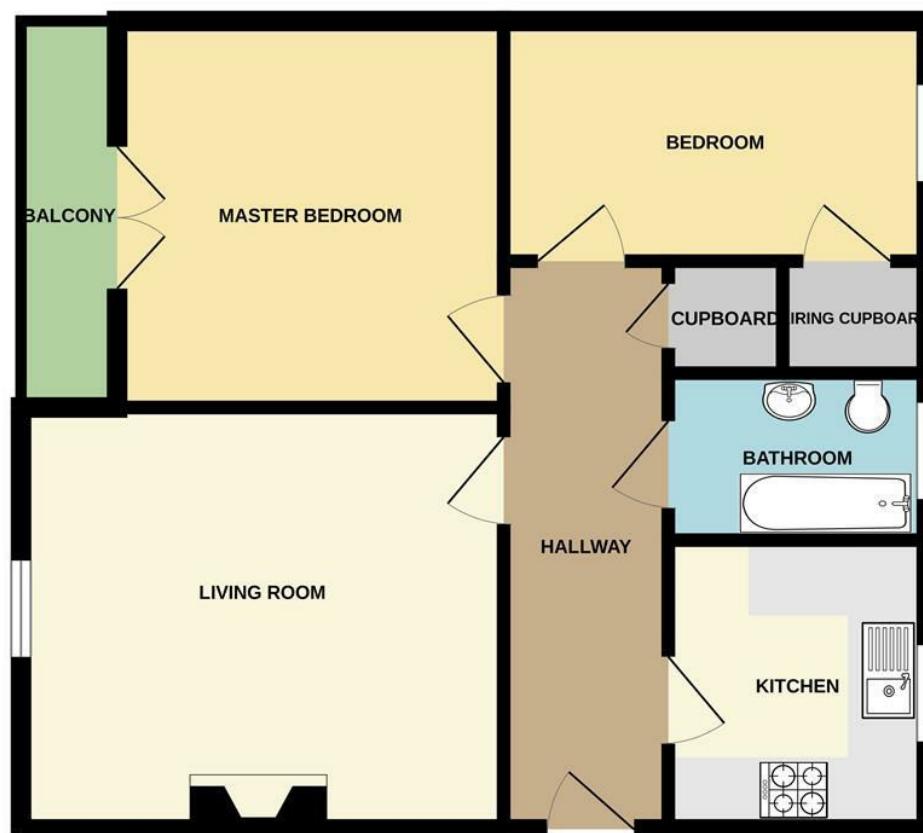
Council Tax Band: B

£825

Heraldry Walk,
, Exeter, EX2 7QW

www.naomijryan.co.uk

GROUND FLOOR



SUMMARY

This delightful top floor apartment located in the desirable area of Kings Heath is available to let with immediate effect, subject to satisfactory references.

The property offers convenient access to Digby & Sowton Train Station, the M5 & A30, Tesco Superstore and IKEA and in brief comprises; kitchen, spacious lounge, double bedroom with balcony, second single bedroom and bathroom. Outside there is allocated parking for one car.

The property has recently been redecorated throughout and is available on a longer term basis.

Would suit a professional person or couple. Apologies we are unable to accept pets, children, smokers or sharers.

EPC Rating C

Council Tax Band B





THINKING OF LETTING?

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus)	A	76
(81-91)	B	76
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC