



naomi j ryan
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: On Road



Garden: Yes



Council Tax Band: B

£1,200 PCM

Parkhouse Road,

St Thomas, Exeter, EX2 9DB

www.naomijryan.co.uk





SUMMARY

This well presented three bedroom mid-terraced property is situated within the popular area of St Thomas and is within easy reach of a full range of local amenities including schools, shops and playing fields.

On the ground floor the property comprises of an entrance hall with stairs leading to first floor, a spacious lounge/diner, kitchen with space for appliances and a lean-to.

On the first floor are two double bedrooms, a third single bedroom, and a bathroom with shower over bath.

The rear garden is well maintained and offers both a patio and an area of artificial grass.

Council Tax Band B.

EPC Rating C.

In person viewings only.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(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		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
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