



naomi j ryan
estate agents



House - End Terrace



Bedrooms: 3



Bathrooms: 2



Receptions: 2



Heating: Electric



Parking: Yes



Garden: Yes



Council Tax Band: C

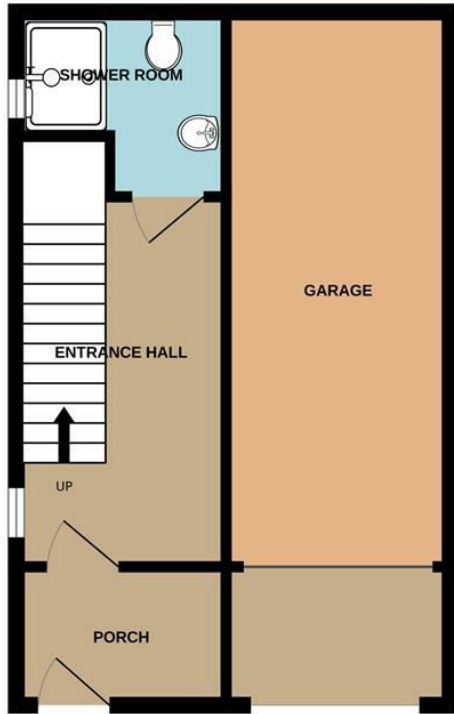
£1,250



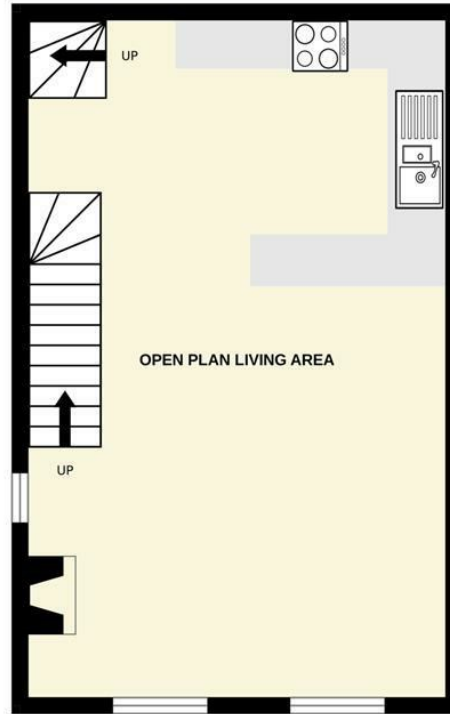
Garland Close,
, Exeter, Devon, EX4 2NT

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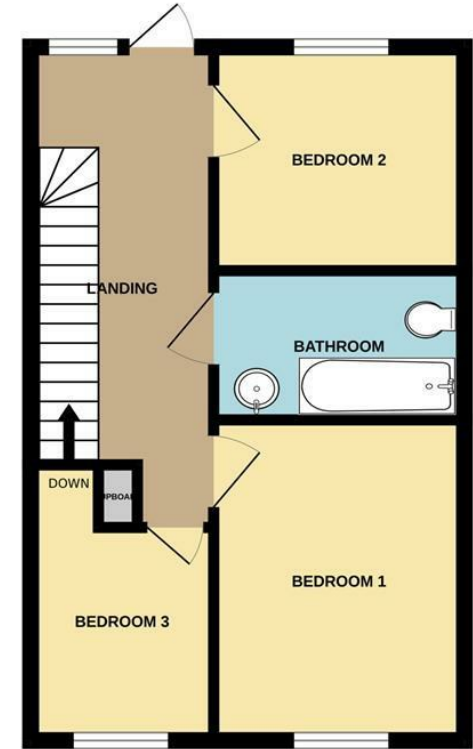
GROUND FLOOR



FIRST 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

This exceptional property is presented in fantastic order throughout and has a wonderful first floor open plan living area with log burning stove and views across to Exeter Cathedral.

The property is neutrally decorated throughout and also comprises; ground floor shower room, utility area and garage, first floor kitchen/diner/living room and second floor with three good sized bedrooms, family bathroom and access to the rear garden.

The split level, south facing rear garden is fully enclosed and offers different seating areas and a good level of privacy. To the front of the property is a driveway to the garage offering off road parking for up to two cars, a lawn area and side gate providing access to a storage area where you will find the refuse bins and log store. There is also ample room here for pushbikes etc.

The property is available from mid-may and a long term tenant is preferred.

Up to 2 pets considered with an additional pet rent of £25 per pet, per month.

EPC Rating E

Council Tax Band C

Holding Deposit £288.00



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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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



BRITISH
PROPERTY
AWARDS

2022



GOLD WINNER

ESTATE AGENT
IN EXETER



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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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