



naomi j ryan
estate agents



House - Townhouse



Bedrooms: 4



Bathrooms: 2



Receptions: 1



Heating: Gas



Parking: Yes



Garden: Yes



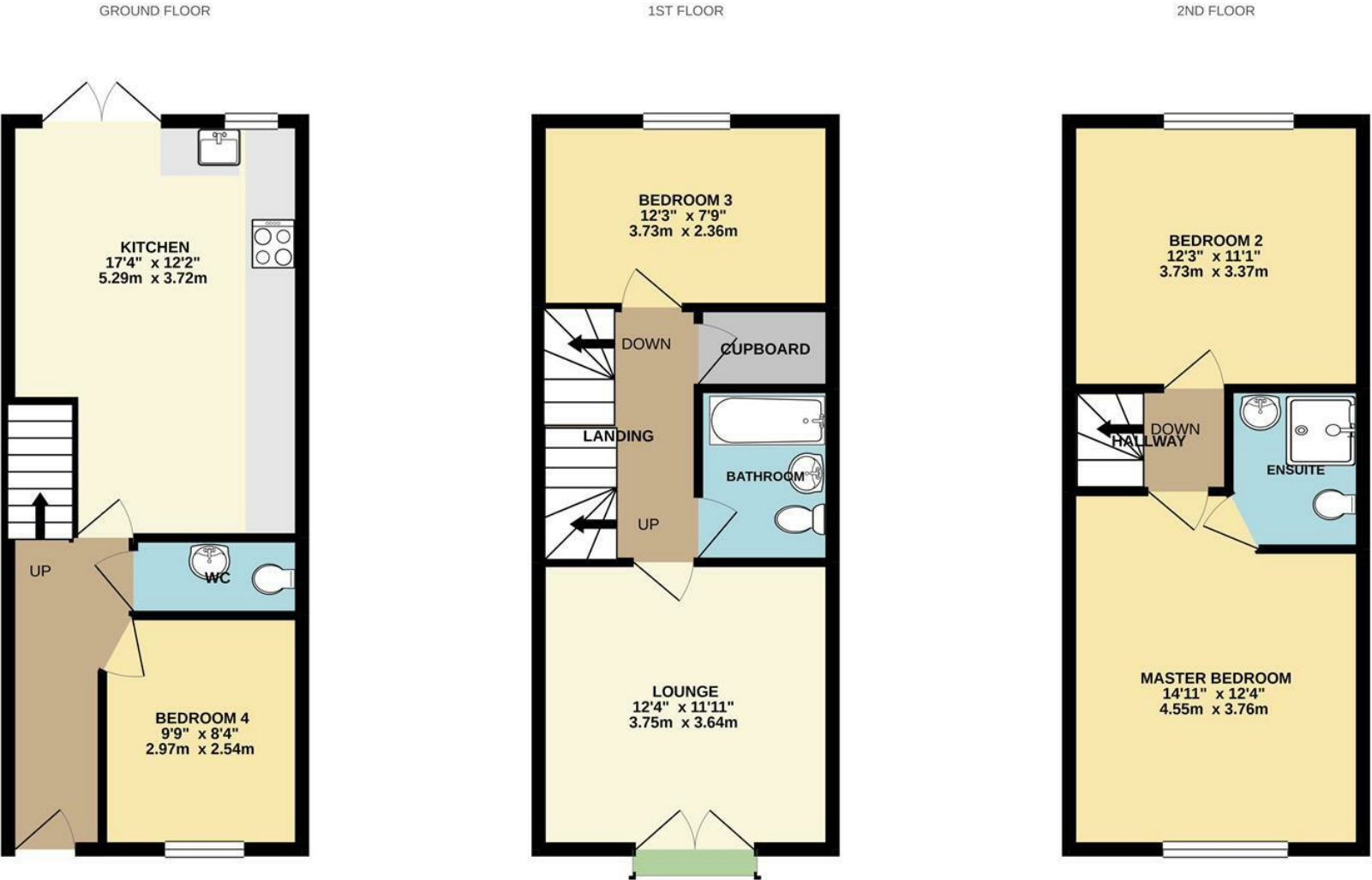
Council Tax Band: D

£1,700 PCM



Maritime Court,
Haven Banks, Exeter, EX2 8GP

www.naomijryan.co.uk



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 fantastic townhouse offers a fabulous standard of accommodation throughout with a modern kitchen and updated bathrooms. Located on Exeter Quayside, where you will find a unique collection of restaurants & waterside cafes, shops, and outdoor activities. The property is also only half a mile from the city centre.

In brief the property comprises; entrance hallway, study/bedroom 4, cloakroom, fabulous kitchen diner with integral fridge/freezer, slimline dishwasher, oven, induction hob and space for washing machine. The kitchen has been fitted to a high standard and allows space for a dining table and seating. Access from the kitchen into the garden.

On the first floor you will find the living room with Juliet balcony overlooking the quay to the front, a double bedroom and the family bathroom. On the second floor are two further double bedrooms the master benefiting from an ensuite shower room. The private and well established garden is hard landscaped for easy maintenance.

Off road parking for one vehicle.

Council Tax Band D.

EPC Rating C.

Available early November, subject to satisfactory references. In person viewings only.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	75	
(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		82
(81-91) B		
(69-80) C	72	
(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		

