



naomi j ryan
estate agents



Flat - First Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: n/a



Garden: n/a



Council Tax Band: A

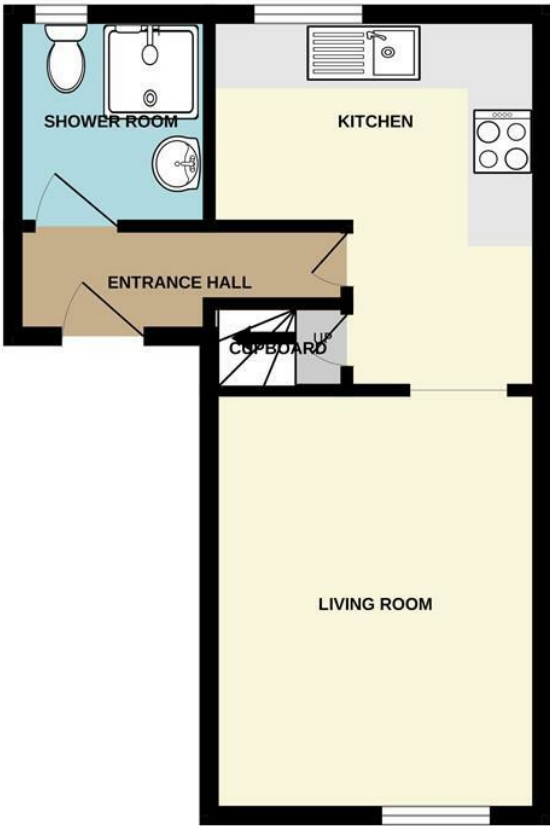
£825



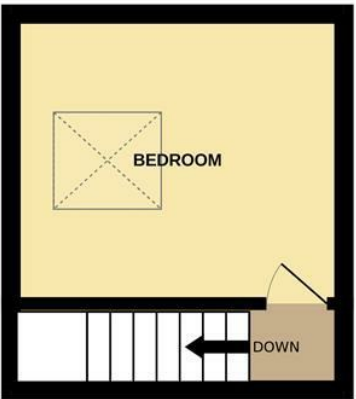
Queens Road,
, Exeter, Devon, EX2 9EP

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

Nestled on Queens Road in St Thomas, Exeter, this delightful first-floor flat offers a perfect blend of modern comfort and convenient location. Recently part renovated, the property boasts new floorings and has been tastefully redecorated throughout, ensuring a fresh and inviting atmosphere.

The flat features a spacious living room, ideal for relaxation or entertaining guests, a well-equipped kitchen, complete with essential appliances, shower room and one double bedroom.

Situated just a short stroll from the picturesque Exeter quayside and the Exe Bridges retail park, residents will enjoy easy access to a variety of shops, cafes, and leisure activities. Additionally, the vibrant Exeter City Centre is within close proximity, offering a wealth of amenities and cultural experiences.

This property is particularly suited for a professional individual or couple seeking a stylish and convenient living space. Available for immediate occupancy, this flat presents an excellent opportunity for those looking to settle in a desirable area of Exeter. Don't miss the chance to make this charming flat your new home.

EPC Rating D.

Council Tax Band A.

Holding Deposit £190.



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