



naomi j ryan
estate agents



Flat - First Floor



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Heating: Type here



Parking: x2



Garden: n/a



Council Tax Band: C

£1,250 Per Month

North Grange,

Clyst Heath, Exeter, Devon, EX2 7EY

www.naomijryan.co.uk

GROUND FLOOR



SUMMARY

We are delighted to offer for let this stunning two bed apartment within an impressive Grade II Listed Building in a highly desirable residential area, close to a range of amenities and transport links.

The property is set in spectacular private grounds and in brief comprises; a large communal entrance hall with stairs to the front door, two double bedrooms master with ensuite shower room, living room with opening to the modern, gloss finish fully fitted kitchen which includes integral washer dryer, fridge, freezer, dishwasher, double oven and five ring gas hob there is also a separate bathroom.

Outside the property has use of the well maintained and sprawling communal grounds and comes with two allocated parking spaces.

Available End of September 2026.

EPC Rating C.

Council Tax Band C.

Holding Deposit £288.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	74
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		
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Not environmentally friendly - higher CO ₂ emissions		
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EU Directive 2002/91/EC		

