



naomi j ryan
estate agents



Cottage



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: Permit on
Road



Garden: At Front



Council Tax Band: B

£850 PCM

York Cottages,
York Road, Exeter, EX4 6QT

www.naomijryan.co.uk

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£850 PCM

Deposit Amount: £980

SUMMARY

** APOLOGIES, WE ARE NOW FULLY BOOKED FOR VIEWINGS AT THIS PROPERTY ** This spacious and desirable cottage is located in a highly convenient and central location just a moments walk from the heart of the City Centre and Exeter University.

The property is presented to a high standard throughout and in brief comprises a large kitchen dining room, bright living room with stripped wooden flooring, two double bedrooms and bathroom.

The property is accessed via a private gate leading to the front garden and door into the property.

Available January 2022 on a long term basis.

Suitable for a professional couple or individual.

Apologies, we are unable to consider pets or smokers at this property.

Council Tax Band B

EPC Rating C





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.

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
Very energy efficient - lower running costs		
(92 plus)	A	90
(81-91)	B	71
(69-80)	C	
(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	
(81-91)	B	
(69-80)	C	
(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