



naomi j ryan
estate agents



Flat - First Floor



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Heating: Gas



Parking: x1



Garden: Balcony



Council Tax Band: C

£1,500 Per Month

St. Davids Hill,
, Exeter, Devon, EX4 4DA

www.naomijryan.co.uk

FIRST FLOOR





SUMMARY

Nestled in the charming St. Davids Hill area of Exeter, this immaculately presented first-floor flat offers a perfect blend of comfort and convenience. Set back from the road within a small private development, it is ideally located just a stone's throw from Exeter City Centre, St Davids Station, and Exeter University, making it an excellent choice for professionals seeking a vibrant urban lifestyle.

The flat boasts a spacious open-plan kitchen, dining, and living area, which is flooded with natural light thanks to the large lounge doors. These doors not only enhance the sense of space but also lead to a generous private balcony, where you can enjoy glorious views across the picturesque countryside—perfect for relaxing after a long day.

This property features two well-proportioned double bedrooms, with the master bedroom benefiting from an ensuite bathroom for added privacy and convenience. The second bathroom serves the rest of the flat, ensuring that both residents and guests are well accommodated. The integrated kitchen appliances add a modern touch, making meal preparation a delight.

Additionally, the flat comes with an allocated parking space, a valuable asset in this sought-after area. Available for immediate occupancy, this property is suitable for a professional couple or 2 sharers looking for a stylish and comfortable home. In-person viewings are essential to truly appreciate what this lovely flat has to offer. Don't miss the opportunity to make this delightful property your new home.



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	83
(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	
	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	

Year	Award
2021	GOLD WINNER
2022	GOLD WINNER
2023	GOLD WINNER
2024	GOLD WINNER

BRITISH PROPERTY AWARDS

ESTATE AGENT IN EXETER