



naomi j ryan  
estate agents



Flat - First Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Heating: Electric



Parking: Yes



Garden: n/a



Council Tax Band: B

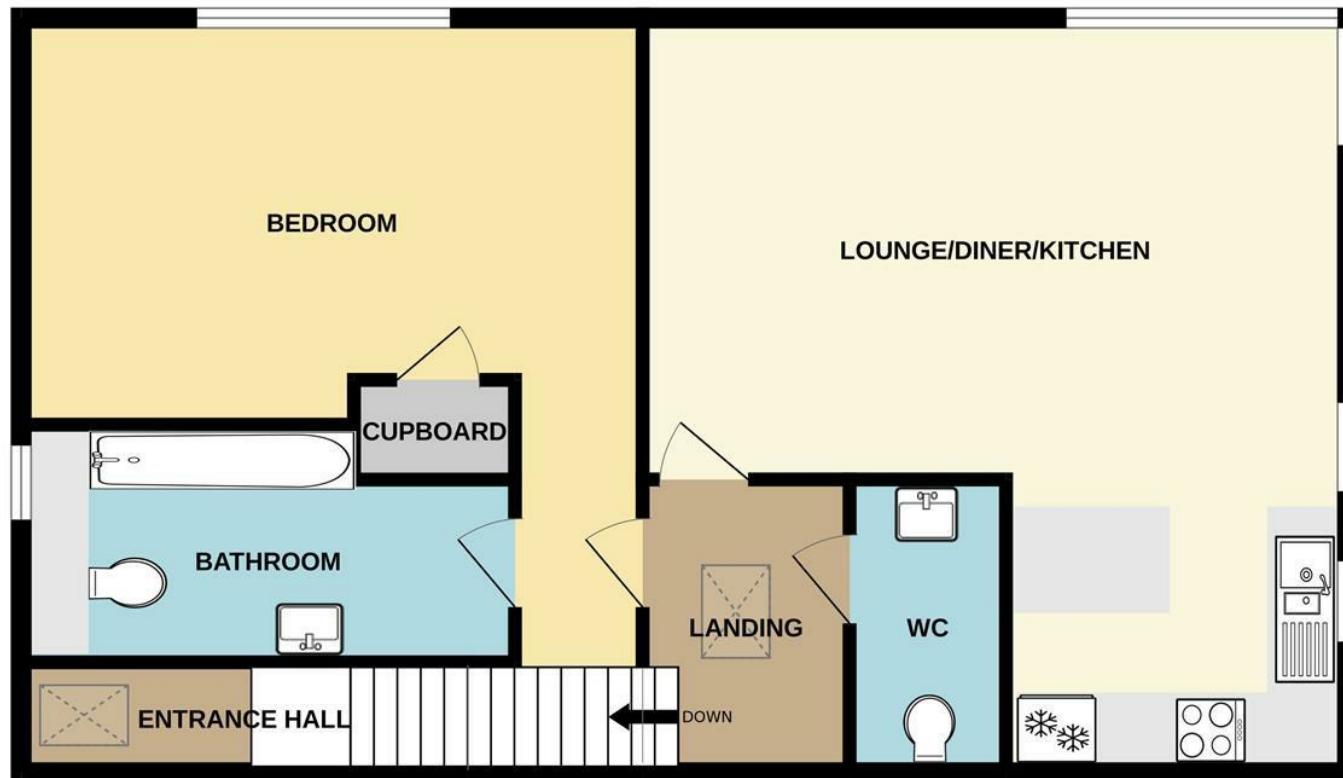
£1,200

St Margaret's Residence,

Magdalen Road, Exeter, EX2 4BJ

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

FIRST 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

Once the location for the prestigious St Margaret's School, Little Green is a brand new, superior dwelling located in this brand new development site in the sought after area of St Leonards, Exeter.

St Margaret's Residence has been redeveloped by Exeter Developers 'Grenadier' and all of the Grade I and Grade II Listed buildings are the first to achieve an Energy Efficiency 'A' Rating.

With porcelain tiled floors, underfloor heating to the bathrooms, a fully integrated kitchen including induction hob, fridge freezer, double oven and dishwasher and dimmer lights the property is exceptional throughout. Solar Panels are hidden in the roof structure to provide households with renewable energy and the development will offer electric charging points for residents.

Little Green is a one double bedroom property located on the first floor, with it's own private ground floor entrance. The open plan kitchen living room is spacious, bright and airy and the bedroom is neutrally decorated with high quality carpet.

Not suitable for pets or children, would suit a professional individual or couple.

Council Tax Band TBC

Available with immediate effect, subject to satisfactory references.





## THINKING OF LETTING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[lettings@naomijryan.co.uk](mailto:lettings@naomijryan.co.uk)

