



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

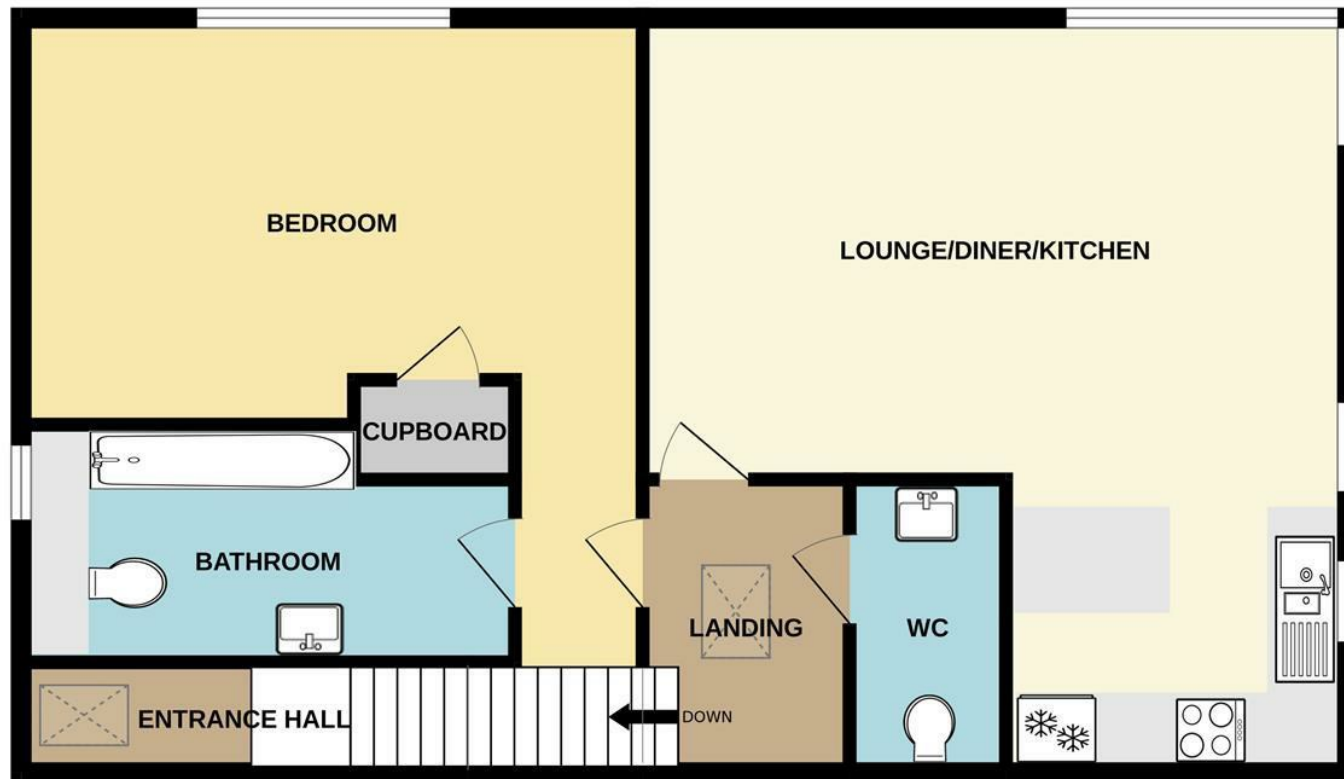
£1,200

St Margaret's Residence,

Magdalen Road, Exeter, EX2 4BJ

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

FIRST FLOOR





## 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.



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## 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)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	93	93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



BRITISH  
PROPERTY  
AWARDS

2022



GOLD WINNER

ESTATE AGENT  
IN EXETER



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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.

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