



naomi j ryan  
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: On Road



Garden: Gas



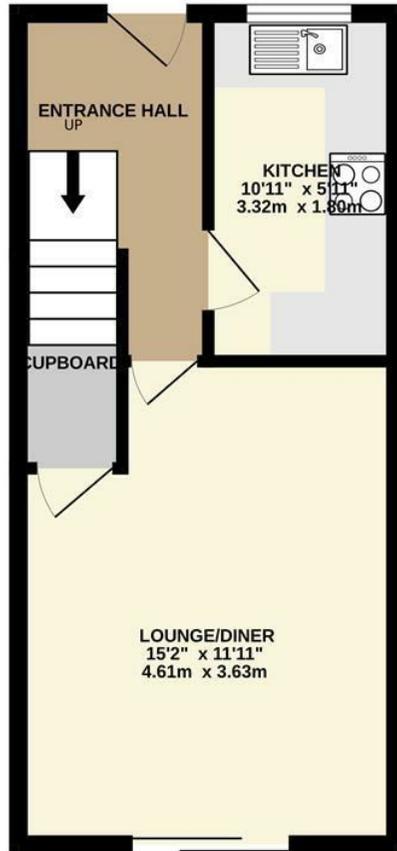
Council Tax Band: B

£1,200 PCM

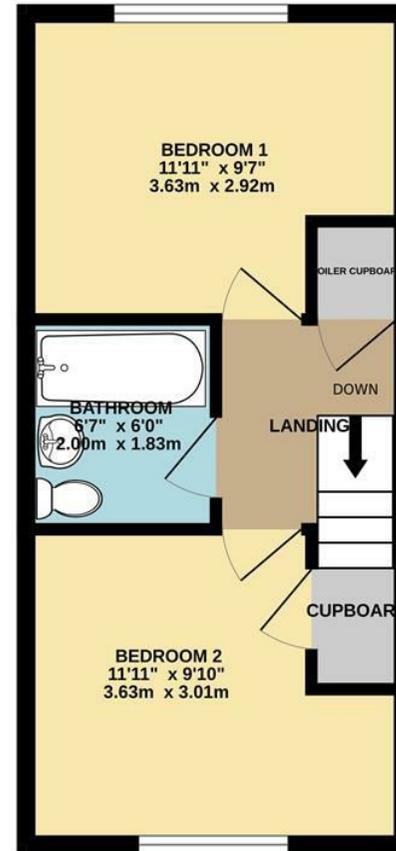
Cliff Bastin Close,  
Broadfields, Exeter, EX2 5QW

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

GROUND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 619 sq.ft. (57.5 sq.m.) approx.

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

We are delighted to offer for let this beautifully presented terraced house that has been thoughtfully redecorated throughout. This charming property boasts two spacious double bedrooms, making it an ideal home for couples, small families, or individuals seeking extra space. The newly fitted bathroom adds a touch of modern elegance, ensuring comfort and convenience.

The lounge diner features patio doors that lead to a low-maintenance garden, providing a delightful outdoor space for relaxation or al fresco dining. Large garden shed for storage. The updated kitchen is bright and includes an electric oven with hob, there is space for a washing machine and space for a fridge freezer.

The property has been enhanced with new carpets and flooring throughout, creating a fresh and contemporary feel. Additionally, a garage in a nearby block offers valuable storage or parking options, adding to the practicality of this lovely home.

Situated in a great location, the property is conveniently close to local amenities, transport links, and schools, making it an excellent choice for those who value accessibility and community.

This property is available for immediate occupancy, subject to referencing.

Holding Deposit £276.

In person viewings only.



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