



naomi j ryan
estate agents



House - End Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Type here



Parking: Type here



Garden: Type here



Council Tax Band: B

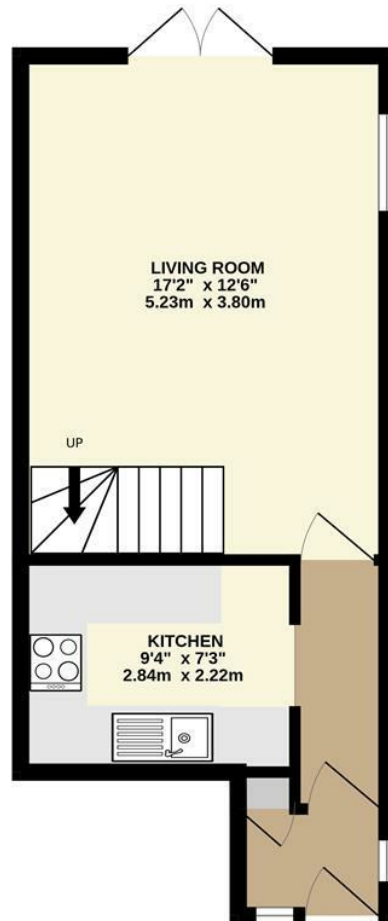
£1,000

Kingswood Close,

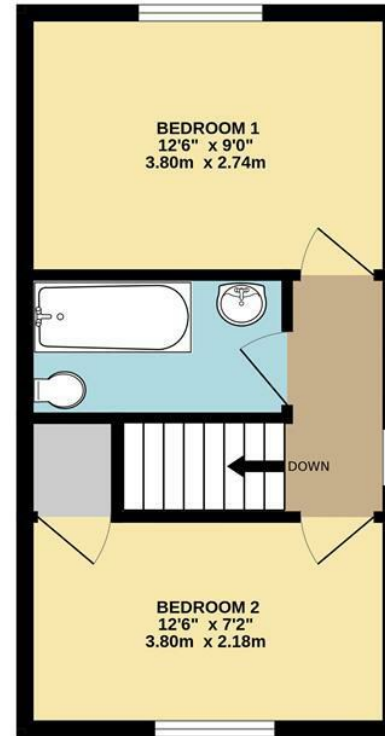
Exwick, Exeter, EX4 2PB

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



SUMMARY

This well-presented two-bedroom property situated in a cul-de-sac and is available to let with immediate effect, subject to referencing.

The property is located within a well-established residential area, conveniently located for public transport connections, on a regular bus route, and within walking distance of St David's mainline railway station.

The property has bright and airy living space to the rear with french doors to the rear garden. The kitchen is located at the front of the property and includes an oven and hob, with space for fridge freezer. Plumbing for a washing machine is located inside the front porch of the property.

On the first floor, there are two generously sized bedrooms and a bathroom.

Outside, the property benefits from a generous tiered rear garden, primarily laid to lawn. Pedestrian access through a side gate leads to the front of the property and a parking space.

In person viewings only.

Holding deposit £230.

Pets considered.



naomi j ryan
estate agents





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		56	
(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	



BRITISH PROPERTY AWARDS
2021
★★★★★
GOLD WINNER
ESTATE AGENT IN EXETER



BRITISH PROPERTY AWARDS
2022
★★★★★
GOLD WINNER
ESTATE AGENT IN EXETER



BRITISH PROPERTY AWARDS
2023
★★★★★
GOLD WINNER
ESTATE AGENT IN EXETER



BRITISH PROPERTY AWARDS
2024
★★★★★
GOLD WINNER
ESTATE AGENT IN EXETER