



naomi j ryan
estate agents



House - Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Heating: Type here



Parking: Type here



Garden: Type here



Council Tax Band: E

£1,450

Wellington Road,

St Thomas, Exeter, EX2 9DU

www.naomijryan.co.uk





SUMMARY

We are delighted to offer for let this superb three-bedroom new-build detached house located in this popular and established residential area. Built by local builders to a high specification, the property offers spacious and versatile accommodation throughout.

The property offers excellent access to Cowick Barton Playing Fields and is conveniently placed for local shops and supermarkets. A wide range of amenities are available on Cowick Street, and Exeter's Historic Quay with its wide range of independent shops, cafes, and public houses. St Thomas Train Station and access to major road links are also easily accessible.

With underfloor heating throughout the ground floor, the accommodation offers great entertaining space with the open plan kitchen/dining/family room, located to the rear of the house with direct access to the rear garden. The kitchen is fitted with a comprehensive range of wall and base units with a central island and breakfast bar. Integrated appliances including an oven, hob, and dishwasher. Off the kitchen is a useful utility room with plumbing for a washing machine and a door to the rear garden. A separate living room with a bay window and ground floor cloakroom complete the ground floor accommodation. On the first floor are three good-sized bedrooms, an ensuite shower room, and a bathroom with a separate shower, both with floating storage drawers beneath the wash hand basins.

Outside is a delightful enclosed rear garden with a paved patio providing a pleasant seating area with gated access to the front of the house. The garden will be laid to lawn once a tenancy starts.

In person Viewings only.

Holding Deposit £334.



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