



naomi j ryan
estate agents



Flat - Third Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Heating: Electric



Parking: n/a



Garden: n/a



Council Tax Band: A

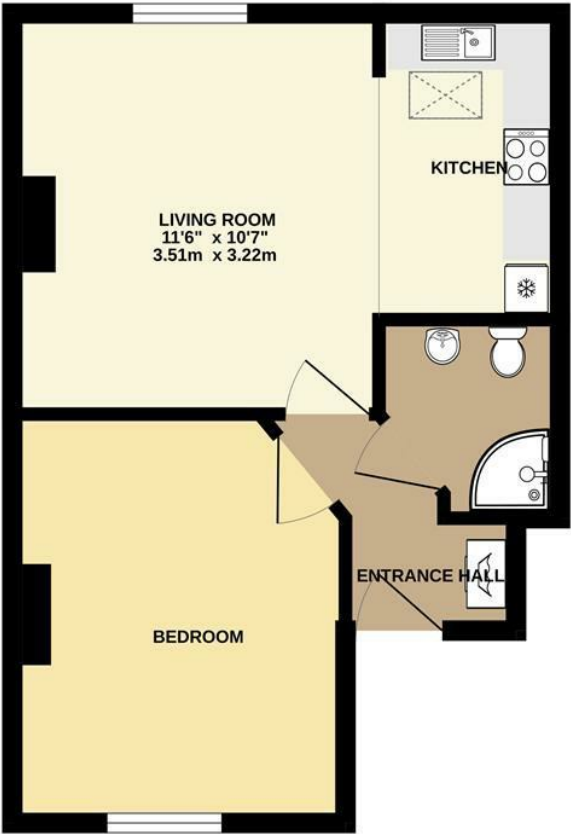
£950 Per Month

Leighton Terrace,

, Exeter, EX4 6AZ

www.naomijryan.co.uk

GROUND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 324 sq.ft. (30.1 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 exceptionally well presented third floor apartment located in the centre of Exeter.

The property has undergone a full renovation and in brief comprises; entrance hall, one double bedroom, open plan kitchen/living room and shower room.

The gloss white kitchen benefits from oven, hob, extractor, slimline dishwasher and fridge freezer. There is also ambient under cupboard lighting. Washer/Dryer also included.

The property is light and spacious with Velux windows and neutral décor and is available from mid October, subject to satisfactory references.

Single Occupancy.

Council Tax Band A.

Energy Performance Rating C.

No Pets.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	75	
(55-68) D		
(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		

