



naomi j ryan
estate agents



Flat - First Floor



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Heating: Electric



Parking: Not Available



Garden: Communal



Council Tax Band: B

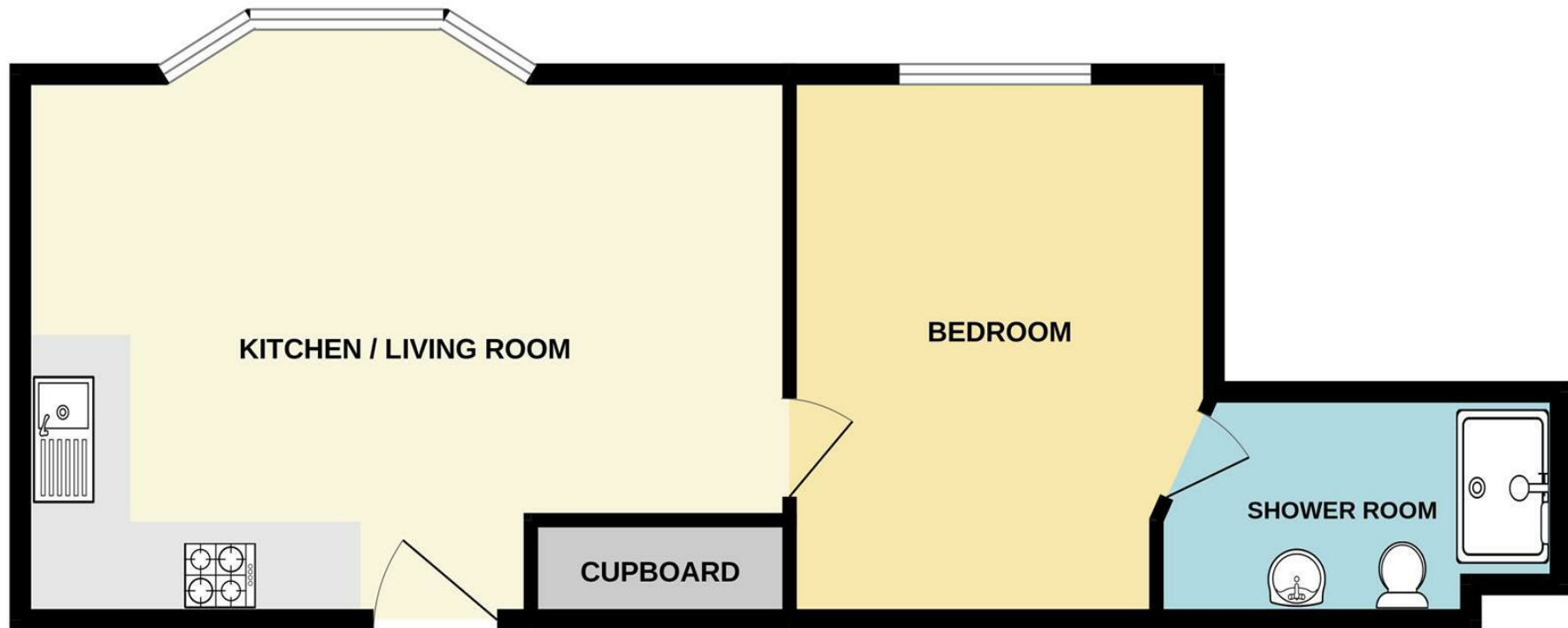
£1,000 Per Month

Barnfield Hill,

, Exeter, EX1 1SR

www.naomijryan.co.uk

FIRST FLOOR



SUMMARY

We are delighted to offer for Let this impressive and exceptionally well presented first floor apartment in St Leonards, Exeter. Just a few minutes walk from the City Centre.

Barnfield House is an period property that was fully converted in 2020 into ten apartments. The modern and contemporary accommodation gives light living spaces whilst retaining original features of the building and from the higher floors, city views and beyond can be enjoyed.

Careful design choices have been made to ensure the apartments provide comfortable and efficient living. In brief the property comprises; entranceway, open plan living/dining/kitchen with large bay fronted with views over the enclosed communal garden, one double bedroom with ensuite shower room.

The kitchen comes fully equipped with washer/dryer, slimline dishwasher, fridge/freezer and oven/hob.

Outside the beautifully maintained communal gardens are in a secure, gated area with picnic benches and bike store.

Available in early August, subject to satisfactory referencing with a longer term tenant preferred.

In person viewings only.

EPC Rating C.

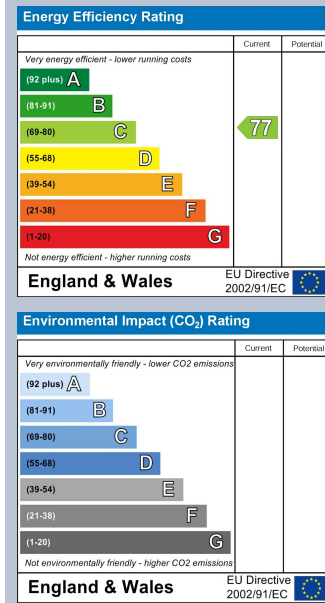
Council Tax Band B.

Holding Deposit £230.



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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

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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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