



naomi j ryan
estate agents



Flat - First Floor



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Electric



Parking: n/a



Garden: Communal



Council Tax Band: C

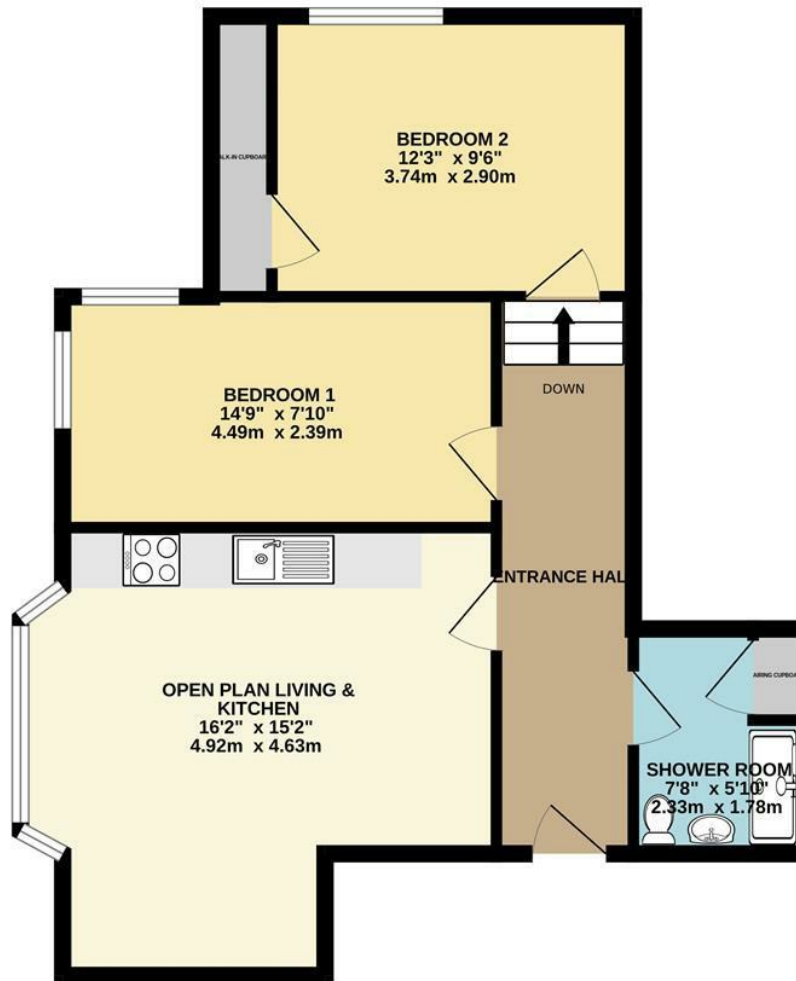
£1,250

Barnfield Hill,

, Exeter, EX1 1SR

www.naomijryan.co.uk

GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



SUMMARY

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

Barnfield House is an impressive 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; entrance hall with doors to the open plan living area, two double bedrooms and shower room.

The open plan living/kitchen/dining room has a large bay window allowing for plenty of light to flood the room and the kitchen comes equipped with all required appliances. A washer dryer is located in the utility cupboard in the shower room and the second bedroom benefits from a large walk in cupboard allowing for plenty of storage.

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

This property has the added benefit of 1 allocated parking space.

Video Intercom.

Available with immediate effect subject to referencing. Would suit a professional person or couple.

EPC Rating C.

Council Tax Band C.

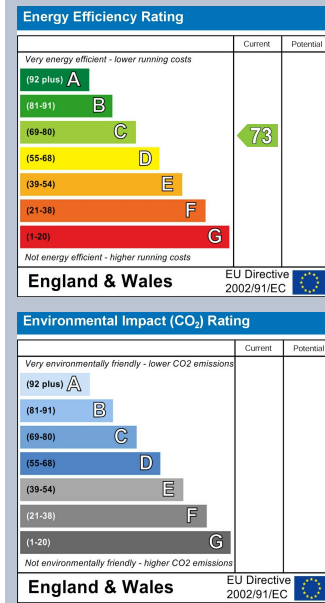
In person viewings only.

Holding Deposit £288.



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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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