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House - Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Heating: Gas Central Heating



Parking: Driveway



Garden: Front, Side & Rear



Council Tax Band: D

£1,100 PCM

West Garth Road,

Cowley, Exeter, Devon, EX4 5AJ

www.naomijryan.co.uk

GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1104 sq.ft. (102.6 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

This light and airy semi-detached house is located on a large corner plot and is situated in this desirable location offering easy access to The University, St David's Station and the City Centre.

The entrance porch leads to the hallway with door to the lounge / diner with garden room off, kitchen with space for appliances, inner lobby / utility space providing access to the garden and a cloakroom. Stairs rise to the first floor where there are two double bedrooms and a single room, bathroom with shower over bath.

Outside there is ample off road parking and a garage. The gardens extend to the side of the property and a gate leads to the rear enclosed garden.

The property enjoys a lovely open aspect over the rooftops and countryside beyond.

Unfurnished. Council Tax Band D. Pets considered.

EPC Rating D.



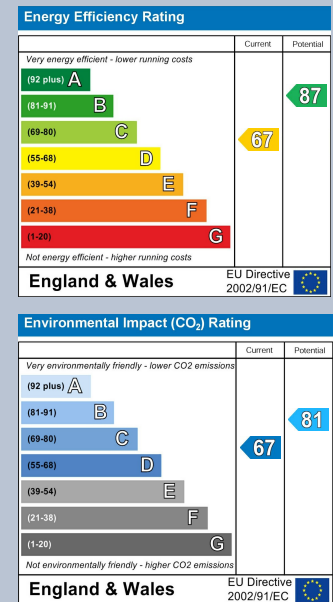
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THINKING OF LETTING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
lettings@naomijryan.co.uk



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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.

18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899