

naomi j ryan  
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Heating: Gas



Parking: Allocated



Garden: Private Rear



Council Tax Band: C

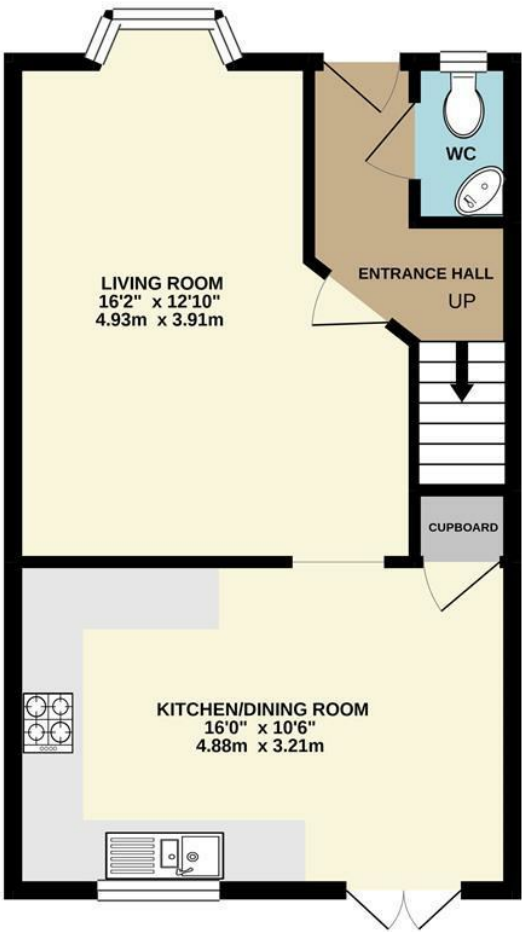
£1,150

River Plate Road,

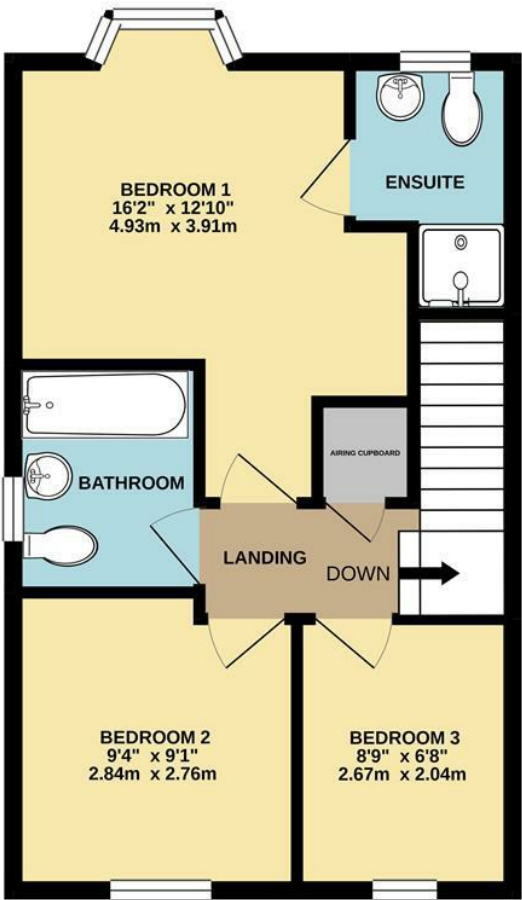
, Exeter, EX2 7FD

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR



1ST FLOOR



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 beautifully presented three bedroom house situated in the popular residential area of The Rydons. Conveniently placed for access to major road links such as the M5 and A30, the property offers excellent access to both Newcourt Train Station and Rydon Lane Retail Park.

The property has a light and spacious feel throughout and in brief comprises of entrance hall, ground floor cloakroom, living room, modern kitchen/dining room with double doors out to the rear garden, three bedrooms, ensuite shower room, bathroom, gas central heating, and double glazing.

Outside there is a low maintenance and enclosed rear garden which is decked over two levels with a pedestrian gate to the rear. To the front of the property is an allocated parking space.

EPC Rating B.

Council Tax Band C.

One pet considered (at an additional pet rent of £25 per month).

Sorry no smokers.

Available immediately.

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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](mailto:lettings@naomijryan.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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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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