

naomi j ryan  
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House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: Permit



Garden: Private



Council Tax Band: B

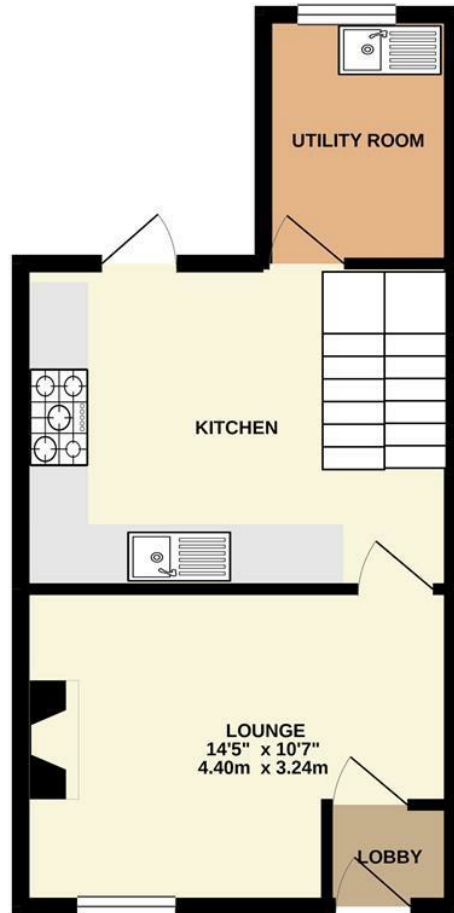
£925 PCM

Hamlin Lane,

Heavitree, Exeter, Devon, EX1 2SQ

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

GROUND FLOOR



1ST FLOOR



## SUMMARY

This smartly presented terraced cottage is situated in the heart of Heavitree and has direct access to the local park from the garden. It is positioned in a highly convenient location with easy access to the wide range of local amenities. It is also within walking distance of the RD&E hospital and two well regarded primary schools.

In brief, the property comprises; entrance lobby, living room with feature fireplace, fitted kitchen which offers a range style oven with gas hob, integrated dishwasher and integrated fridge. There is also a useful utility room which has a sink, plumbing for washing machine and ample storage, stairs from the kitchen lead to the first floor.

On the first floor the master bedroom has built in wardrobes, the second double bedroom enjoys an outlook over the park. There is a modern bathroom with white suite and a shower over bath.

The rear garden is laid to a patio and has an area of planted borders. A rear gate provides direct access to Heavitree Park.

Available end of July 2021.

A small pet (Cat or small dogs only) may be considered on a case by case basis but will be subject to pet rent of £25 per month.

Sorry, no smokers

EPC Rating D



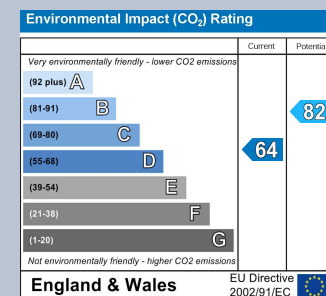
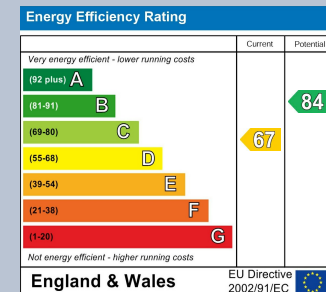
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## THINKING OF LETTING?

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

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