

naomi j ryan
estate agents



£950 PCM

Deposit Required: £1,096



Norman Place

Kings Heath, Exeter, , EX2 7PQ

This well presented semi detached property is situated in this ever sought after development and is perfectly situated for those needing access to all the major road links. Also close at hand is Tescos Superstore, Rydon Lane Retail Park, Sandy Park which is the home to the Exeter Chiefs, Ikea and David Lloyd Health and Fitness Club. There is also an excellent Primary School, play park and well regarded secondary schools are close by. The development is also serviced by the nearby Park & Ride and Digby Train Station which offers regular services to Exeter City Centre and Exmouth.

A spacious 3 Bedroom family home located in this highly sought after residential area. The well appointed accommodation comprises Entrance Hall, ground floor Cloakroom, Living Room, separate Dining Room, modern Kitchen with appliances to include hob, oven, fridge / freezer, dishwasher, tumble dryer and washing machine, Three bedrooms on the first floor the master benefiting from an ensuite shower room, family bathroom, gas central heating and double glazing. Outside is an enclosed rear garden, landscaped with ease of maintenance in mind. A single garage with driveway is located to the front of the house.

Council Tax Band: D. Unfurnished. A child may be considered. Sorry no pets. Available early November. EER 'C'

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FLOORPLAN



GROUND FLOOR



FIRST FLOOR

Every effort has been made to ensure the accuracy of the floor plan contained herein. Measurements of doors, windows, rooms and all other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The appliances, systems and accessories shown have not been tested and no guarantee is given as to their operation or efficiency can be given.
Made with Metamax 32004

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(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		



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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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