naomi j ryan

estate agents

Flat - First Floor

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Heating: Gas

Parking: x1

Garden: Balcony

Council Tax Band: C

£1,500 Per Month

St. Davids Hill,

, Exeter, Devon, EX4 4DA

www.naomijryan.co.uk

St. Davids Hill, Exeter, Devon, EX4 4DA

£1,500 Per Month

Deposit Amount: £1,730

FIRST FLOOR

SUMMARY

Nestled in the charming St. Davids Hill area of Exeter, this immaculately presented first-floor flat offers a perfect blend of comfort and convenience. Set back from the road within a small private development, it is ideally located just a stone's throw from Exeter City Centre, St Davids Station, and Exeter University, making it an excellent choice for professionals seeking a vibrant urban lifestyle.

The flat boasts a spacious open-plan kitchen, dining, and living area, which is flooded with natural light thanks to the large lounge doors. These doors not only enhance the sense of space but also lead to a generous private balcony, where you can enjoy glorious views across the picturesque countryside—perfect for relaxing after a long day.

This property features two well-proportioned double bedrooms, with the master bedroom benefiting from an ensuite bathroom for added privacy and convenience. The second bathroom serves the rest of the flat, ensuring that both residents and guests are well accommodated. The integrated kitchen appliances add a modern touch, making meal preparation a delight.

Additionally, the flat comes with an allocated parking space, a valuable asset in this sought-after area. Available for immediate occupancy, this property is suitable for a professional couple or 2 sharers looking for a stylish and comfortable home. In-person viewings are essential to truly appreciate what this lovely flat has to offer. Don’t miss the opportunity to make this delightful property your new home.

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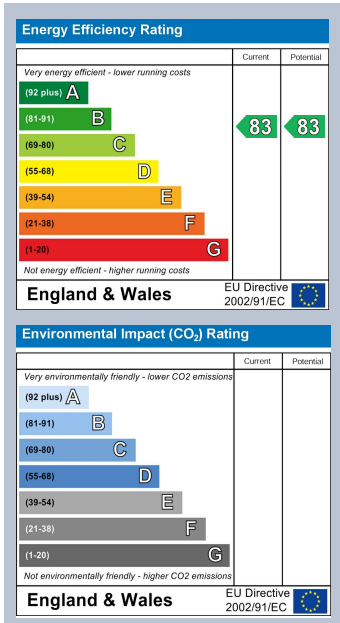

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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