naomi j ryan

estate agents

House - Terraced

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Heating: Gas

Parking: Permit on Road

Garden: Yes

Council Tax Band: C

£1,500 Per Month

Manor Road,

, Exeter, EX4 1EN

www.naomijryan.co.uk

Manor Road, Exeter, EX4 1EN

£1,500 Per Month

Deposit Amount: £1,730

GROUND FLOOR
582 sq.ft. (54.0 sq.m.) approx.

1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.

2ND FLOOR
176 sq.ft. (16.5 sq.m.) approx.

TOTAL FLOOR AREA : 1322 sq.ft. (122.8 sq.m.) approx.

While 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

Nestled in the sought-after residential area of St Thomas, this charming three-bedroom terraced house on Manor Road, Exeter, is a delightful opportunity for those seeking a comfortable home. Having been lovingly decorated and meticulously maintained by its owners, this property is now available for rent for the very first time.

The house boasts a welcoming sitting room with log burner which provides a perfect space for relaxation and socialising. The spacious galley kitchen is a highlight, featuring an additional dining area that is ideal for family meals or entertaining guests, or could be used as a playroom or snug.

Additionally, there is a converted loft room that offers versatile space, perfect for a home office or a cosy retreat.

The property also includes three well-proportioned bedrooms, ensuring ample room for rest and privacy. A separate WC adds convenience, making daily routines more manageable.

Location is key, and this home does not disappoint. It is conveniently situated near Montgomery School, making it an excellent choice for families. The historic quayside of Exeter is just a short distance away, offering picturesque views and a variety of leisure activities. For shopping enthusiasts, the Exe Bridges Retail Park is nearby, providing a range of retail options. Furthermore, the property benefits from excellent transport links, ensuring an easy commute to the city centre and beyond.

This lovely terraced house will be available for rent at the start of November, presenting a wonderful opportunity to settle into a vibrant community. Do not miss the chance to make this charming property your new home.

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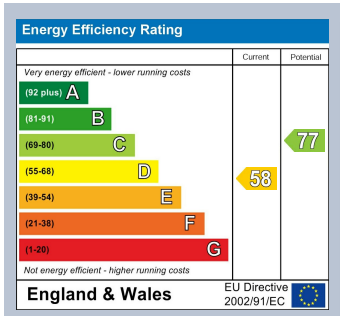

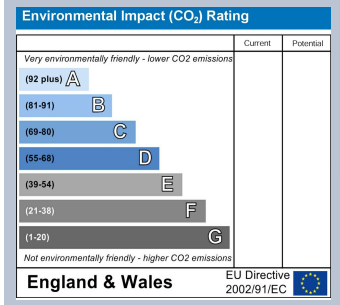

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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