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4 Bed Terraced In Ryll Grove , Exmouth, EX8 1TT

£1,950 Monthly



Ref:13516





## SHORT DESCRIPTION

Property Ref: 13516 Council Tax:D Superb family home located in the very desirable EX8 postcode. If size is what you are after then you will definitely not be disappointed. Four excellent size bedrooms with the master bedroom having an ensuite and outstanding estuary views. Modern family bathroom. Entrance Hallway leads to spacious living room with wood burner. Modern Kitchen with a lovely range of wall and base units. Utility area. cloakroom. Dining room which is open plan to the kitchen and open plan to a separate family room. Enclosed back garden which is an excellent size. Parking for two cars on there driveway. Pets are permitted. Exmouth town centre is within easy reach with its diverse selection of shops, places to eat and things to do, including top quality water sports such as windsurfing and kite surfing, with fantastic routes for cycling and walking. The town has a two mile sandy beach and a popular marina as well as a train station with a direct link to Exeter. There is also a good selection of primary, secondary and private schools. The Exe Estuary has been designated an area of outstanding natural beauty and offers further exceptional walks and a cycle path leading to Lymptone...

4

Bed Room(s)

2

Bath Room(s)

2

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

## Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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