

naomi j ryan
estate agents



House - Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Gas Central Heating



Garage



Rear enclosed garden



Council Tax Band: D

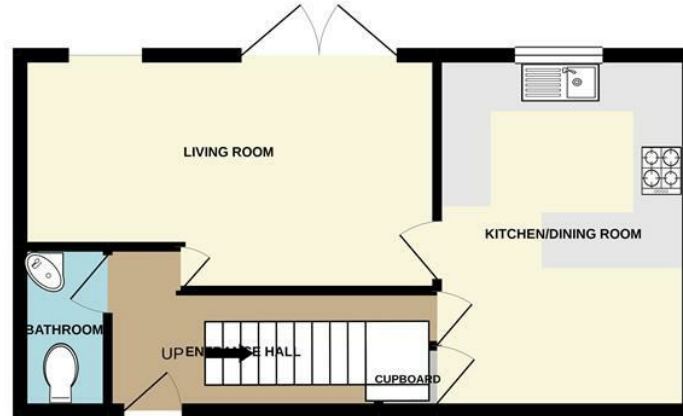
£1,100 PCM

Robert Davy Road,

, Exeter, EX2 7AX

www.naomijryan.co.uk

GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 sq.m.) approx.

Whilst 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

This superbly presented three bedroom detached house is located in the popular residential area of The Rydons which offers excellent access to all major road links, Ikea, Tesco's and Rydon Lane Retail Park. There is also the well regarded Trinity School on the development and Newcourt Train Station is within easy reach.

The property in brief comprises; entrance, living room, kitchen/dining room with cooker, hob, washing machine and dishwasher, downstairs WC, 3 good sized bedrooms (master en suite), family bathroom, good sized rear garden & a garage.

Unfurnished. Available mid-late November. Pets considered on a case by case basis and may be subject to a pet rent. EER 'C'. Council Tax Band 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

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 81 | 83 |
| (69-80) C | | |
| (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 | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | 81 | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| 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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