

naomi j ryan
estate agents



£950 PCM

Deposit Required: £1,095



Albatross Road

The Rydons, Exeter, , EX2 7SB

A well-presented modern semi-detached property with two double bedrooms, good sized rear garden and superb open outlook to the rear.

The house is situated close to a wide range of amenities including Supermarkets, Health Clubs, Exeter Chiefs stadium and the New Ikea. The Rydons is also serviced by the Newcourt train station which runs regularly into the City Centre, Exmouth and beyond. Topsham is also within easy reach. A bus route also services the development and all major road links are close by.

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ACCOMMODATION

- Two double bedrooms
- Pets Considered
- Driveway Parking for two cars
- Kitchen Appliances Included
- Excellent Transport Links
- Unfurnished
- Solar Panels - Lower Electricity Bills
- Council Tax Band C
- Available late December
- En Suite shower room

The accommodation comprises
(all measurements are approximate)

Entrance hall

Storage cupboard.

Cloakroom

With modern white WC and corner wash hand basin

Kitchen 10'0" x 6'1" (3.06m x 1.87m)

Fitted with a modern range of units to include appliances: with oven, hob, fridge / freezer, dishwasher and washing machine.

Living / Dining Room 17'3" x 12'11" (5.27m x 3.94m)

A light and spacious room with doors to the garden and stairs leading to the first floor.

First Floor Landing

Bedroom 1 12'11" x 8'10" (3.94m x 2.71m)

Ensuite Shower Room

Fully tiled shower cubicle

Bedroom 2 12'11" x 8'5" (3.94m x 2.57m)

Bathroom

Comprising white panelled bath with part tiled walls.

Outside

The rear garden comprises a paved patio area which extends around to the side where a gate gives access onto the driveway. The rear garden is mostly laid to law and with a large garden shed providing storage. A driveway to the side of the house provides off road parking for two vehicles. The front garden is laid to decorative stone chippings.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	89
(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	

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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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