





Flat



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Type here



Parking: Type here



Garden: Type here



Council Tax Band: B

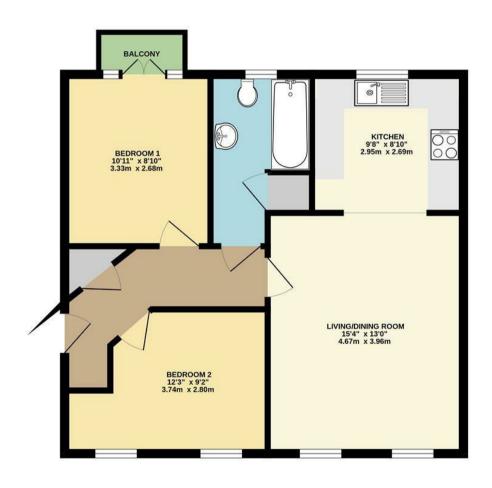
£1,025 PCM

Liberty Way,

The Rydons, Exeter, Devon, EX2 7AS

Deposit Amount: £1,182

## SECOND FLOOR









## **SUMMARY**

We are delighted to offer for let, this superb two-bedroom secondfloor apartment which is available immediately for a fixed term of 12 months.

The apartment has fantastic views across the surrounding area towards countryside in the distance and is located within this popular and established residential area the property offers convenient access to major commuter links, Exeter Business Park, Exeter International Airport, Newcourt Train Station, and IKEA.

The property is also well placed for access to the local convenience store, Community Centre, and Rydon Lane Retail Park which offers a Tesco Superstore.

The well-presented accommodation comprises a communal hallway with stairs up to the second floor, entrance hallway, living room with superb views to the front across the surrounding area, modern open plan kitchen, two bedrooms (one with double doors out to a balcony), and a modern bathroom.

Located at the rear of the building is one allocated parking space.

EPC Rating C

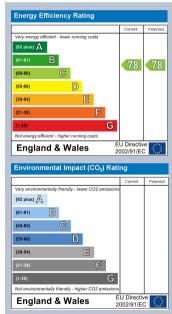
Council Tax Band B















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.

18 southernhay west, exeter, ex1 1pj  $t&f.\ 01392\ 215283$ 

e . enquiries@naomijryan.co.uk www.naomijryan.co.uk company registration number 6693899