



naomi j ryan  
estate agents



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

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

SECOND FLOOR



## SUMMARY

We are delighted to offer for let, this superb two-bedroom second-floor 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



naomi j ryan  
estate agents







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		78	78
(81-91) B			
(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 (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**BRITISH PROPERTY AWARDS**  
2021  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT IN EXETER



**BRITISH PROPERTY AWARDS**  
2022  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT IN EXETER



**BRITISH PROPERTY AWARDS**  
2023  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT IN EXETER