



naomi j ryan
estate agents



House - Semi-Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Heating: Type here



Parking: Yes



Garden: Yes



Council Tax Band: TBC

£1,375

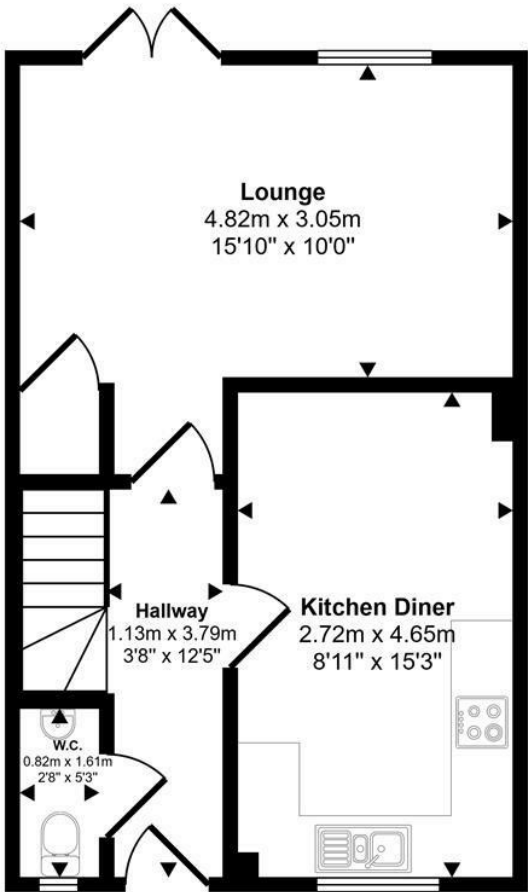


Rowland Way,
Alphington, Exeter, Devon, EX2 8UA

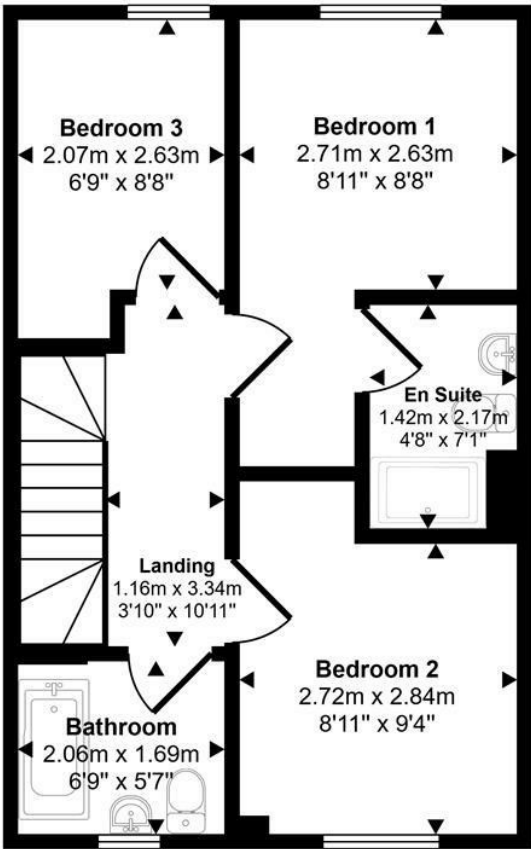
www.naomijryan.co.uk



Approx Gross Internal Area
77 sq m / 834 sq ft



Ground Floor
Approx 38 sq m / 412 sq ft



First Floor
Approx 39 sq m / 422 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



SUMMARY

We are delighted to present an outstanding opportunity to rent a brand new semi-detached house located in the prestigious Knowle Gardens Development on Rowland Way, Alphington, Exeter. This exceptional property boasts three well-proportioned bedrooms and two modern bathrooms, making it an ideal home for families or professionals seeking comfort and convenience.

Upon entering, you will find a spacious lounge that is perfect for relaxation and entertaining, featuring elegant French doors that lead directly to the garden, allowing for a seamless indoor-outdoor living experience. The master bedroom benefits from an ensuite bathroom, providing added privacy and convenience. The property is equipped with high-quality Bosch kitchen appliances, ensuring that your culinary needs are met with ease.

Sustainability is a key feature of this home, with solar panels installed and an impressive EPC B rating, reflecting its energy efficiency. Additionally, off-road parking is available for up to three vehicles, a rare find in this desirable area.

Situated close to Exeter city centre, residents will enjoy easy access to a variety of urban amenities, including shops, restaurants, and leisure facilities. For those who appreciate the great outdoors, Haldon Forest and stunning beaches are just a short drive away, offering a perfect escape into nature.

This property will be available for long-term rental from mid-November 2025, and we are pleased to consider pets, making it a welcoming choice for all. Do not miss the chance to make this beautiful house your new home in Alphington.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	90
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC		

