



naomi j ryan
estate agents



House - Semi-Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 1



Heating: Gas



Parking: Yes



Garden: Yes



Council Tax Band: TBC

£1,475

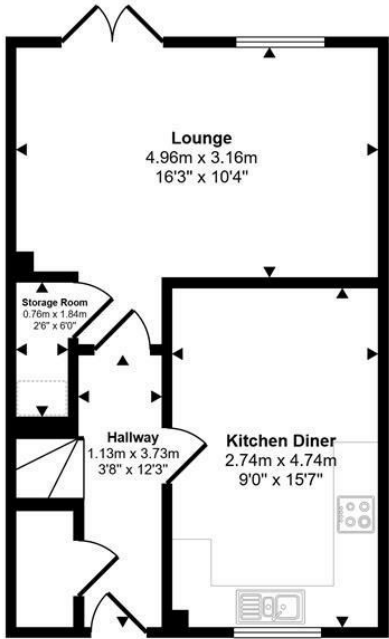


Rowland Way,
Alphington, Exeter, Devon, EX2 8UA

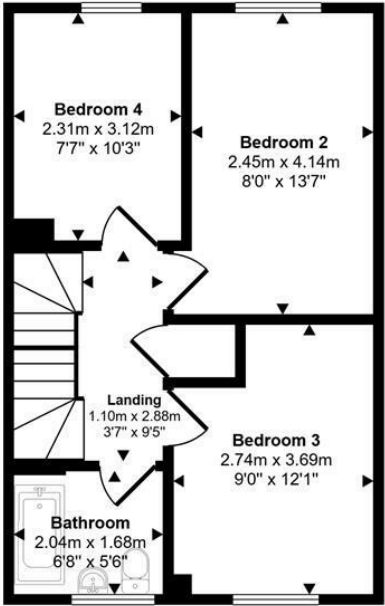
www.naomijryan.co.uk



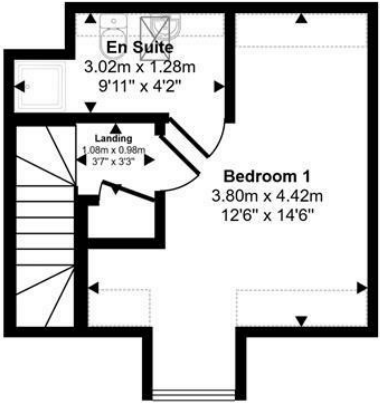
Approx Gross Internal Area
115 sq m / 1234 sq ft



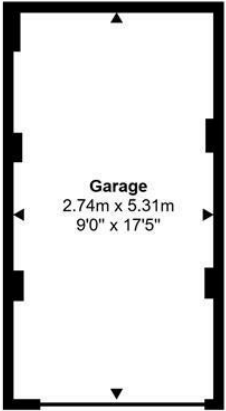
Ground Floor
Approx 39 sq m / 424 sq ft



First Floor
Approx 39 sq m / 422 sq ft



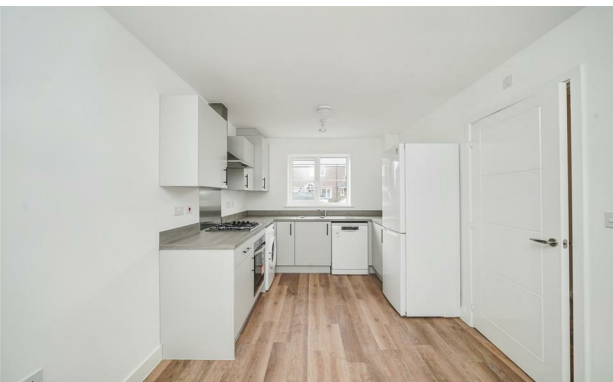
Second Floor
Approx 21 sq m / 231 sq ft



Garage
Approx 14 sq m / 156 sq ft

Denotes head height below 1.5m

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

Nestled in the sought-after Knowle Gardens Development in Alphington, Exeter, this brand new semi-detached townhouse offers a perfect blend of modern living and comfort. With four bedrooms, this property is ideal for families or those seeking extra space. The well-designed layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The property boasts two contemporary bathrooms, along with a separate WC ensuring convenience for all residents. The stylish kitchen with Bosch appliances is designed for both functionality and aesthetics, making it a delightful space for culinary enthusiasts.

One of the standout features of this home is the off-road parking, accommodating up to three vehicles, along with a garage for additional storage or parking needs.

Located in a vibrant community, this townhouse is close to local amenities, schools, and parks, making it an excellent choice for families. The surrounding area offers a friendly atmosphere, perfect for those who appreciate a sense of community.

In summary, this four-bedroom semi-detached townhouse in Rowland Way is a fantastic opportunity for anyone looking to settle in a modern, well-equipped home in a desirable location. With ample parking and a thoughtful layout, it is sure to impress. Don't miss the chance to make this beautiful property your new home.

Close to transport links and public transport options.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(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		

