



naomi j ryan
estate agents



House - Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 1



Heating: Gas



Parking: Yes



Garden: Yes



Council Tax Band: TBC

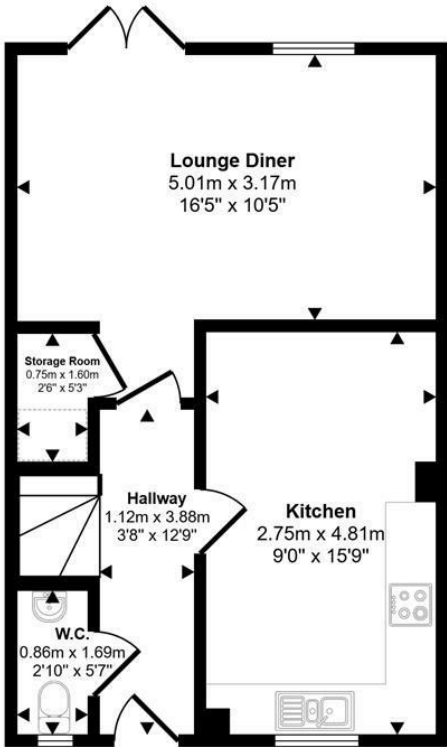
£1,825

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

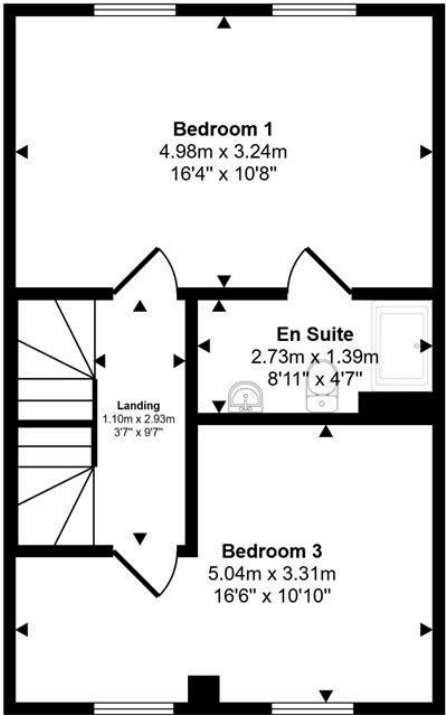
www.naomijryan.co.uk



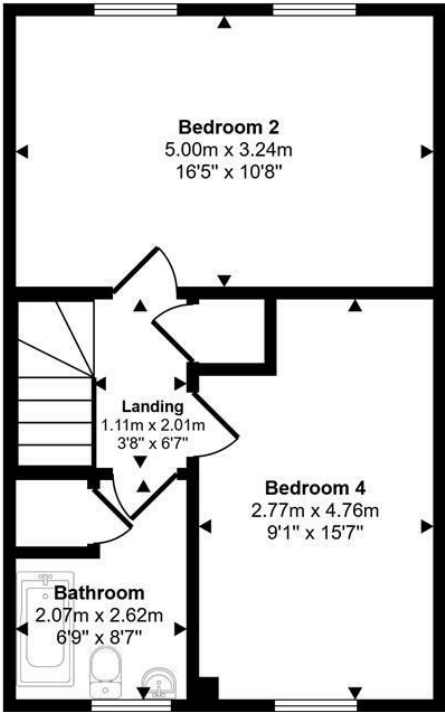
Approx Gross Internal Area
123 sq m / 1321 sq ft



Ground Floor
Approx 41 sq m / 439 sq ft



First Floor
Approx 41 sq m / 444 sq ft



Second Floor
Approx 41 sq m / 439 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 developing area of Rowland Way, Alphington, Exeter, this stunning semi-detached townhouse offers a perfect blend of modern living and convenience. With four spacious double bedrooms, including a master suite complete with an ensuite bathroom, this property is ideal for families seeking comfort and style.

The heart of the home is a contemporary kitchen diner, equipped with high-quality Bosch appliances, perfect for both casual dining and entertaining guests. The property boasts a total of two well-appointed bathrooms, ensuring ample facilities for all residents.

Outside, you will find a generous driveway that accommodates up to three vehicles, along with a garage for additional storage or parking needs. The home is designed with energy efficiency in mind, featuring solar panels and an impressive EPC rating of B, making it both environmentally friendly and cost-effective.

Situated in a peaceful location, this property is just a stone's throw away from essential amenities, schools, and excellent transport links, including the A38, A30, and M5, making commuting a breeze. For those who enjoy the great outdoors, picturesque forests, beautiful beaches, and stunning moorland are all within a 30-minute drive, offering endless opportunities for exploration and relaxation.

This brand-new semi-detached townhouse is available for long-term rental from mid-November, and pets will be considered (with an additional pet rent), making it a welcoming choice for all. Don't miss the chance to make this delightful property your new home.



naomi j ryan
estate agents

