



naomi j ryan
estate agents



House - Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Heating: Gas



Parking: Yes



Garden: Yes



Council Tax Band: TBC

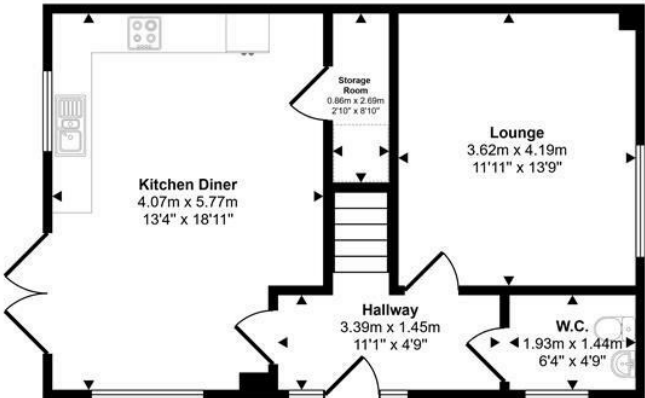
£1,775

Bannatyne Row,
Alphington, Exeter, Devon, EX2 8ET

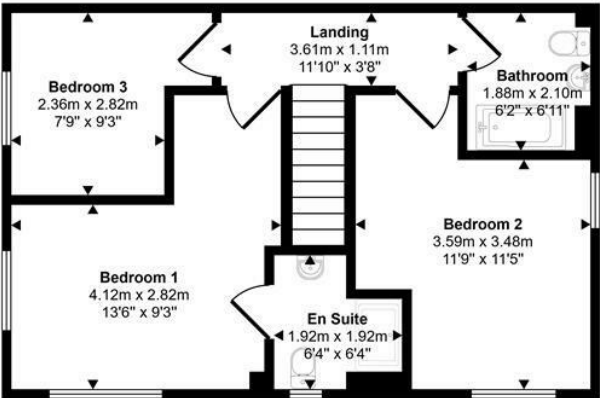
www.naomijryan.co.uk



Approx Gross Internal Area
102 sq m / 1103 sq ft



Ground Floor
Approx 51 sq m / 553 sq ft



First Floor
Approx 51 sq m / 550 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 charming area of Bannatyne Row, Alphington, Exeter, this impressive brand new detached house offers a perfect blend of comfort and convenience. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space. The large kitchen diner is a standout feature, equipped with top-quality Bosch appliances and adorned with French doors that open directly into the spacious garden, creating a seamless indoor-outdoor living experience.

The living room is equally inviting, providing a perfect setting for relaxation and entertainment. The master bedroom boasts an ensuite shower room, ensuring privacy and comfort, while the larger than average ground floor cloakroom adds to the practicality of the home.

The garden is a delightful retreat, featuring a path that leads to a rear gate, granting access to allocated parking. This thoughtful design enhances both accessibility and security.

Location is key, and this property does not disappoint. It is conveniently situated near the A38, A30, and M5, making commuting a breeze. Families will appreciate the proximity to excellent local schools, including Ofsted-rated primary schools, the new Matford Brook Academy, and Exeter College. Additionally, the nearby beaches, picturesque countryside, and vibrant city centre offer a wealth of amenities and recreational opportunities.

In summary, this detached house on Bannatyne Row is a remarkable find, combining spacious living with a prime location. It is a perfect choice for those looking to enjoy the best of Exeter living.

Holding Deposit £409.



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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		

