



Connells

Rydon Park Rydon Lane
Exeter



Property Description

GUIDE PRICE £120,000 - £130,000. This charming two-bedroom park home in Rydon Park, Exeter, has been recently renovated to offer a modern and comfortable living space. With a well-designed layout, the home features bright and airy interiors, showcasing contemporary finishes and fixtures throughout. The property includes a convenient driveway, providing easy access for residents and visitors alike. Nestled in a peaceful community, it boasts excellent access to local amenities, including shops, cafes, and parks, as well as reliable bus routes for effortless travel around the area.



Entrance Porch

Wall mounted radiator, cupboard.

Kitchen/ Living Room

11' 7" x 11' 5" (3.53m x 3.48m)

Double glazed front aspect bay window, two double glazed side aspect windows, stainless steel sink unit, wall and base units, work surfaces, electric oven, two wall mounted radiators.

Bedroom 1

11' 7" x 8' 5" (3.53m x 2.57m)

Double glazed side aspect window, built-in wardrobes, wall mounted radiator.

Bedroom 2

8' 10" x 6' 3" (2.69m x 1.91m)

Double glazed side aspect window, built-in wardrobes, wall mounted radiator.

Shower Room

Double glazed obscured side aspect window, double shower, low level toilet, wash hand basin, heated towel rail.

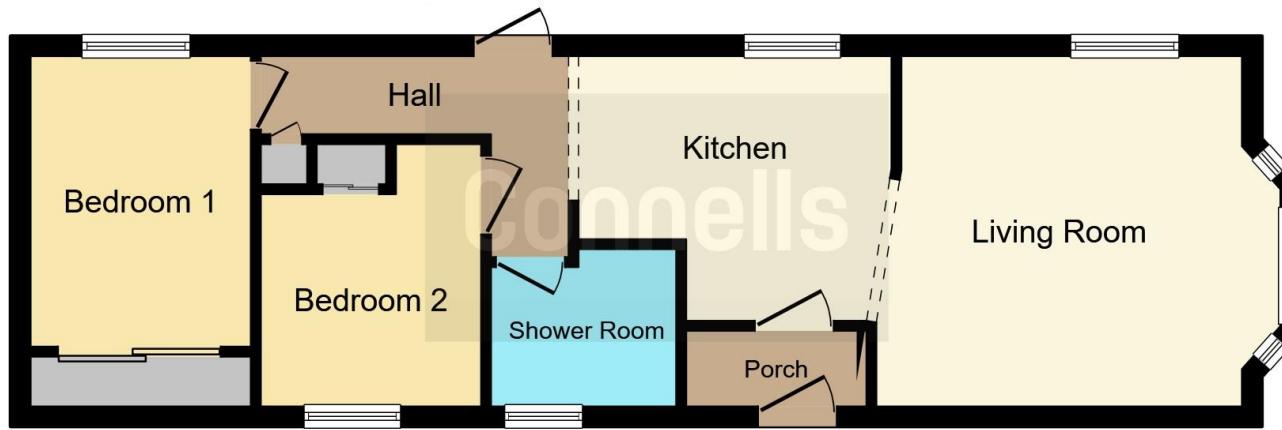
Outside

Driveway parking, decking area, astro turf, patio, metal shed, rear access.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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8-9 South Street
 EXETER EX1 1DZ

EPC Rating: **Council Tax**
 Exempt Band: A

Tenure:

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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