





Rydon Park Rydon Lane  
Exeter EX2 7HW

for sale guide price  
**£120,000**



## 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.



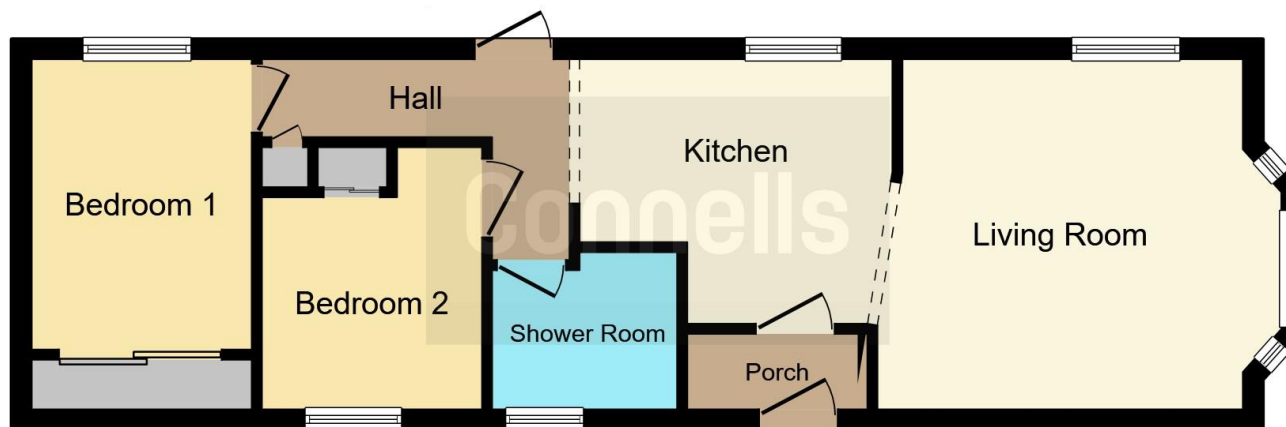












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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8-9 South Street  
 EXETER EX1 1DZ

EPC Rating: Council Tax  
 Exempt Band: A

Tenure:

**view this property online [connells.co.uk/Property/EXR316589](http://connells.co.uk/Property/EXR316589)**

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.



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