



naomi j ryan
estate agents



Flat - Second Floor



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: Yes x1



Garden: N/A



Council Tax Band: TBC

£1,295 Per Month

Ellacott Road,
Matford, Exeter, Devon, EX2 0BR

www.naomijryan.co.uk

GROUND FLOOR





SUMMARY

Welcome to this exquisite second-floor flat located on Ellacott Road in the desirable Matford area of Exeter. This brand new apartment is beautifully presented and offers a modern living experience that is sure to impress.

As you enter, you are greeted by a spacious open-plan living, kitchen, and dining area, which is bathed in natural sunlight thanks to its numerous corner windows. This delightful space not only provides a warm and inviting atmosphere but also boasts far-reaching views that enhance the overall appeal of the home.

The flat features two double bedrooms, with the second bedroom offering a charming Juliette balcony, perfect for enjoying fresh air and views. The fully fitted kitchen is equipped with high-quality integrated appliances, including a washer/dryer, fridge/freezer, oven/hob, and dishwasher, making it ideal for both cooking and entertaining.

Situated within the new Haldon Reach development, this property benefits from excellent transport links, ensuring easy access in and out of the city. Additionally, the flat comes with parking for one vehicle, adding to the convenience of urban living.

This property is available for immediate occupancy, subject to referencing, and a long-term tenancy is preferred. If you are seeking a stylish and comfortable home in a vibrant area, this flat is not to be missed.



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