

naomi j ryan
estate agents

Flat - First Floor

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Heating: Gas

Parking: Yes x1

Garden: Communal

Council Tax Band: B

£1,100 PCM

Alphington Road,

St Thomas, Exeter, Devon, EX2 8HW

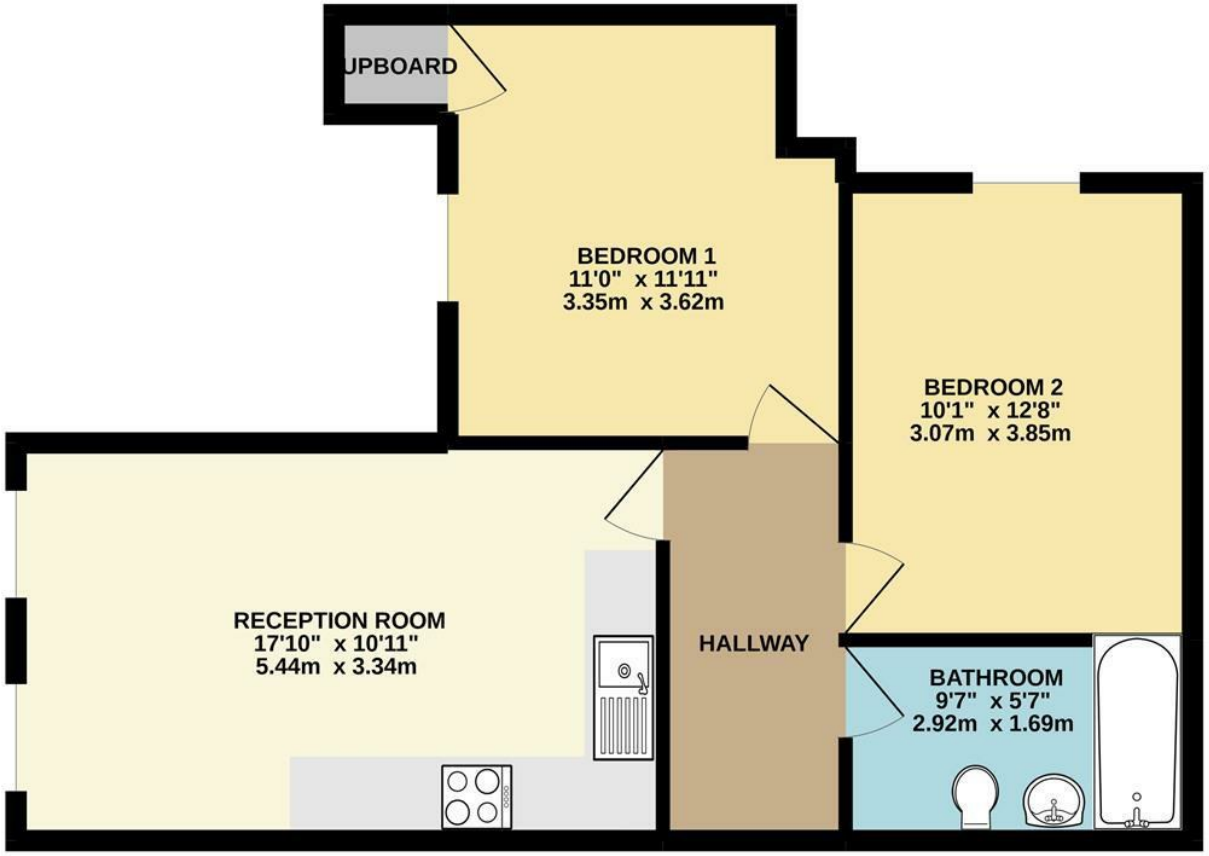
www.naomijryan.co.uk

Alphington Road, St Thomas, Exeter, Devon, EX2 8HW

£1,100 PCM

Deposit Amount: £1,269

GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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SUMMARY

We are delighted to offer for let this superb two bedroom first floor flat with allocated parking and landscaped communal gardens.

The property is in an excellent location for access to Exeter City Centre and the Cafes and Bars on Exeter's Historic Quay as well as good transport links out of the City.

In brief the property comprises; secure entrance door leading into the communal hallway with stairs leading to the first floor, the apartment has a private entrance hallway with doors to a lovely open plan modern reception room with a well fitted kitchen which includes integrated fridge/freezer, washing machine and oven and hob, living/dining space and two windows overlooking the rear aspect.

There are two double bedrooms and a modern bathroom with shower over the bath.

There is also a communal bike store and 1 allocated parking space.

Council Tax Band B.

EPC B.

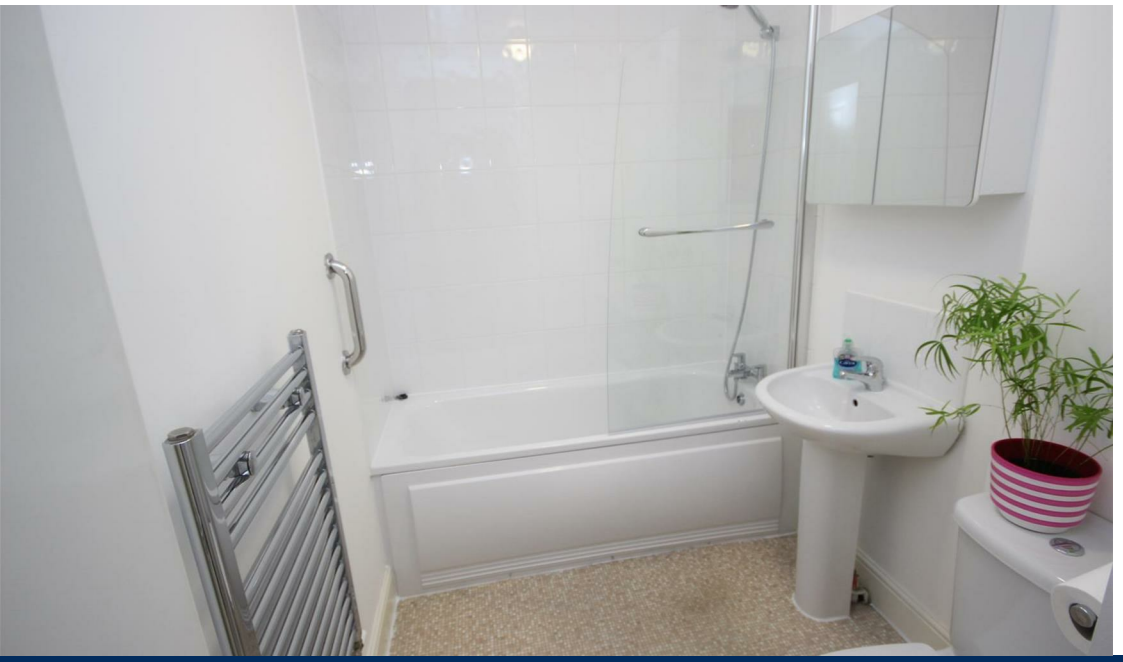
In person viewings only.

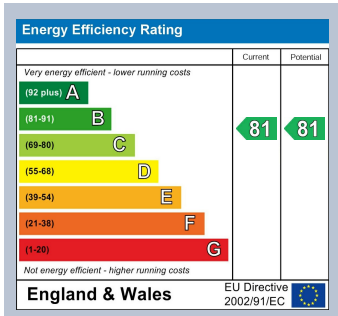
Holding Deposit £253.

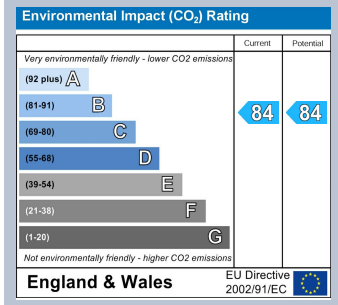
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899