



naomi j ryan  
estate agents



Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Gas Central Heating



Garage & Driveway



Enclosed Rear Garden Council Tax Band: E

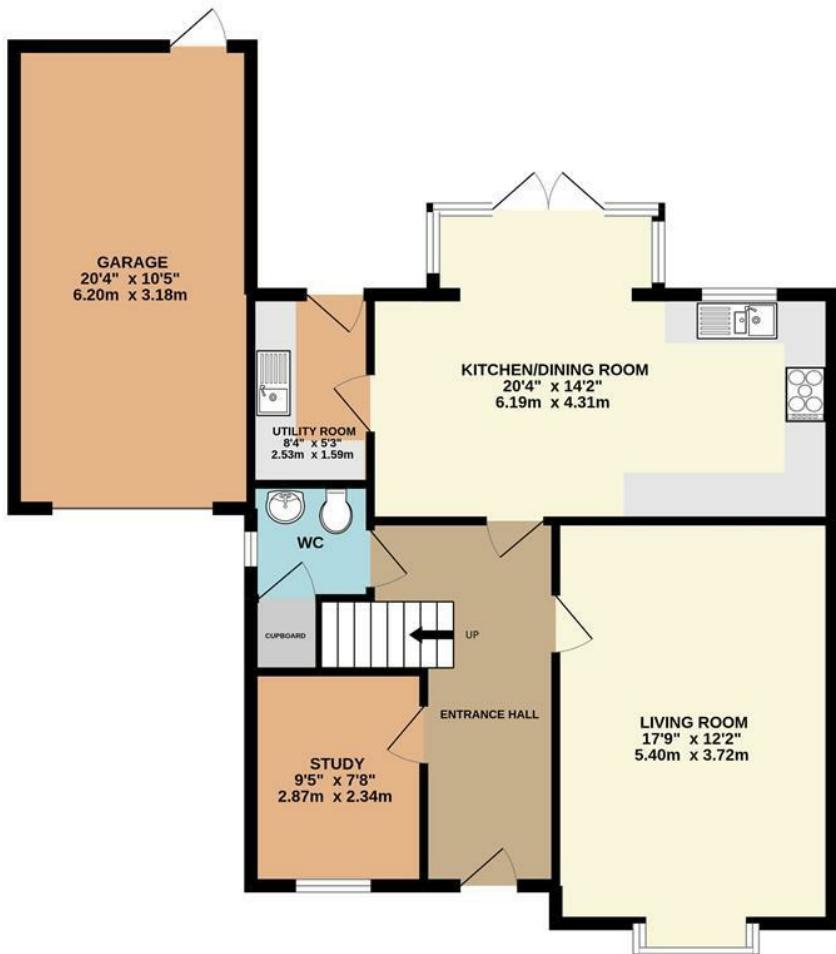


Guide: £600,000 Freehold

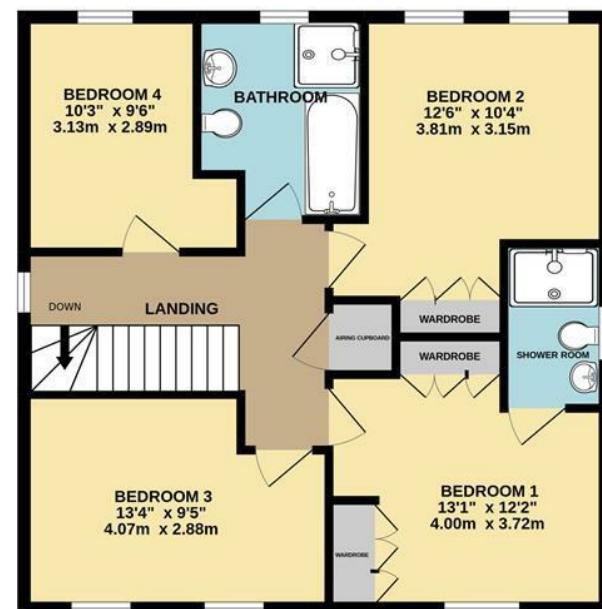
Albatross Road,  
The Rydons, Exeter, EX2 7SB

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR



1ST FLOOR



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.

Made with Metropix ©2022

## SUMMARY

A superb four-bedroom detached house presented in immaculate decorative order throughout, located in this highly convenient and well-regarded residential area with excellent transport links to the M5 & A30 and Newcourt Train Station.

The property has a light and spacious feel throughout with accommodation comprising entrance hall, ground floor cloakroom, living room with bay window, a superb open plan kitchen/dining room with integrated units including fridge/freezer, dishwasher, double oven, and five ring hob. The kitchen/dining room has a feature bay window which provides a pleasant seating area with double doors out to the rear garden. A door from the kitchen gives access to the utility room with its own access to the rear garden. To the first floor are four good-sized bedrooms, with ensuite and fitted wardrobes to the main bedroom. A family bathroom with a separate shower is also on the first floor.

Outside the property has a delightful enclosed rear garden which enjoys a good degree of privacy with established hedges around the perimeter. A paved patio area provides a seating area immediately adjoining the house and also provides a pathway to the side which in turn gives access to the front of the house. The central area of lawn is bordered by raised beds and a decked seating area is well positioned to take advantage of the afternoon sun. Access can also be gained into the garage. To the side of the house is the single garage, with power and light. Further driveway parking is available in front of the garage. To the front of the house is a low-maintenance garden, laid to decorative stone chippings with low level hedging.

Early internal viewing is highly recommended and a 360 Virtual Tour is available to view online.

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

## 360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.





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.

## THINKING OF SELLING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A	88	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	

