

naomi j ryan  
estate agents



House - Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Heating: Eon Heat



Parking: Yes



Garden: Yes



Council Tax Band: E

£1,900

Sybil Mead,

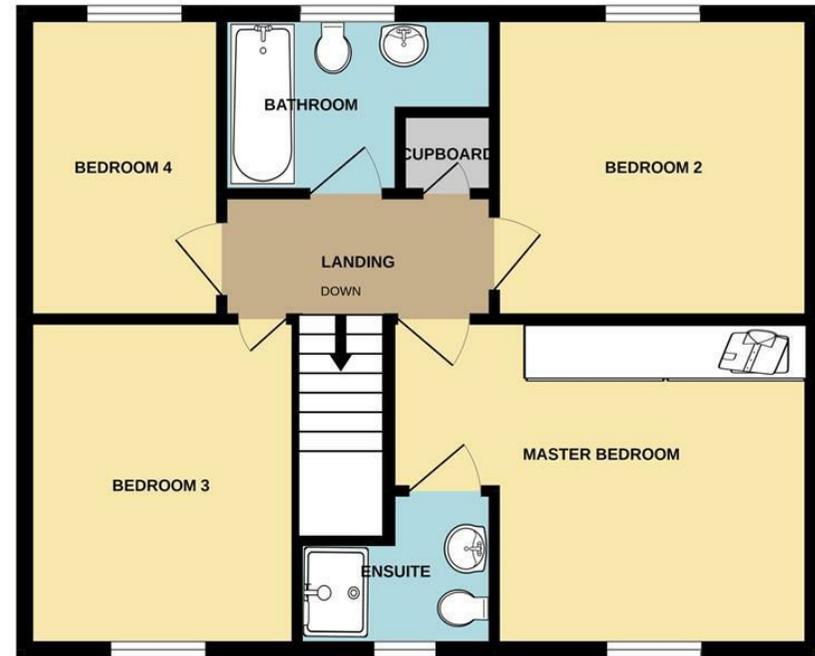
, Exeter, EX1 3FA

[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.  
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## SUMMARY

We are thrilled to offer for let this stunning, brand new four bedroom detached home located at the Sandrock Development in Exeter close to the Met Office, Exeter Business Park and convenient for Junction 29 of the M5.

The spacious, executive property is finished to the highest standard throughout with several upgrades including Induction hob and double oven, all window dressings, top quality floorings, upgraded showers and all integral kitchen appliances.

In the property you are spoilt for space; on the ground floor there is a dual aspect kitchen diner with breakfast bar and door to utility room. The kitchen includes the fridge freezer and dishwasher whilst the utility room houses the washing machine and tumble dryer. The living room is bright and spacious with French Doors out to the landscaped rear garden. There is also a study and a WC along with under stairs storage cupboard.

On the first floor there are four bedrooms, three doubles and a single, the master with full length mirrored wardrobes and ensuite, and a family bathroom.

Outside to the front of the property there is a small area of low maintenance garden with a driveway for one car and garage with up and over door, power and lighting.

The beautiful landscaped and low maintenance rear garden is accessed via a gate at the (garage) side of the property and is a combination of large porcelain floor tiles and artificial grass. There is also a useful storage shed included.

An early viewing appointment is recommended

Council Tax Band E

EPC Rating B

Available Immediately



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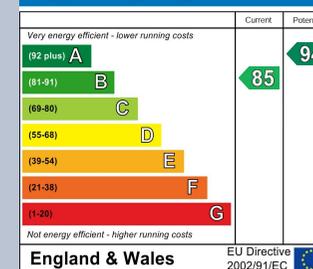




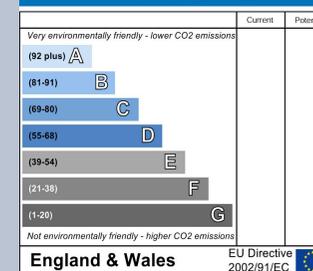
## THINKING OF LETTING?

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

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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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.

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