

naomi j ryan
estate agents

House - Terraced

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Heating: Gas

Parking: Yes

Garden: Yes

Council Tax Band: B

£1,400 Per Month

Castle Park Way,

Alphington, Exeter, Devon, EX2 8WB

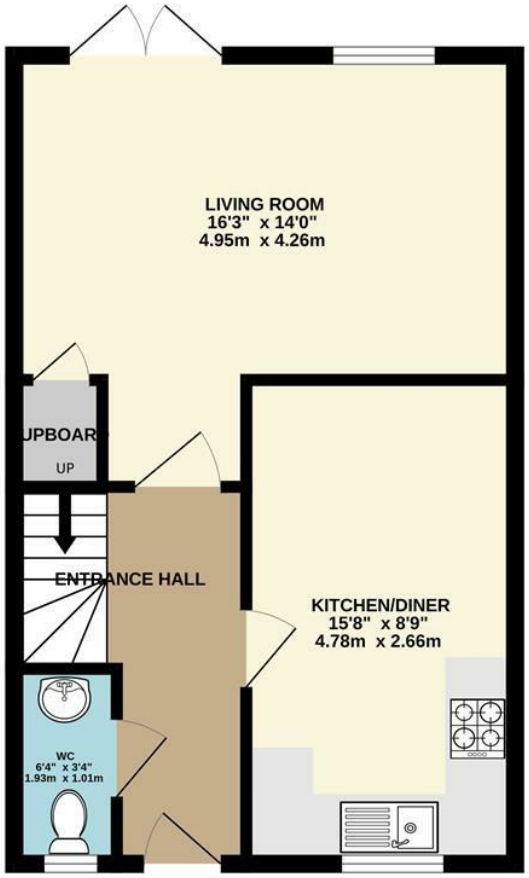
www.naomijryan.co.uk

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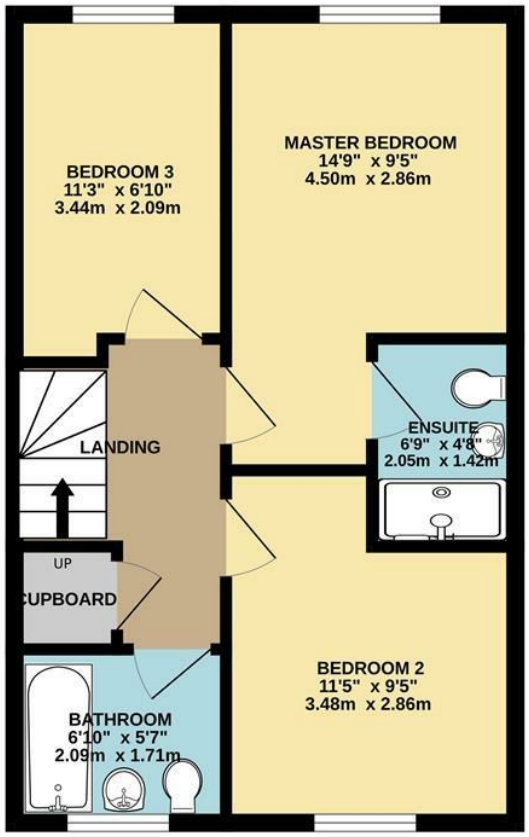
£1,400 Per Month

Deposit Amount: £1,615

GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.0 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 exceptionally well presented three bedroom mid-terraced property in Alphington, Exeter - a charming location that could be the perfect setting for your new home!

The property boasts modern features and a fantastic layout, and in brief comprises; a stunning kitchen diner with space for appliances, a bright and spacious lounge with patio doors to the newly landscaped rear garden, downstairs WC, main bedroom with ensuite, second double bedroom, single bedroom and family bathroom.

One of the standout features of this property is the driveway with parking space for two cars, along with an EV charging point - perfect for those with electric vehicles. The impressive garden, complete with a rear gate, offers a private outdoor space where you can unwind or entertain guests.

The property also benefits from Solar Panels which automatically credit the Electricity Account.

EPC Rating A.

Council Tax Band.

This property is available mid-January 2027. In person viewings only

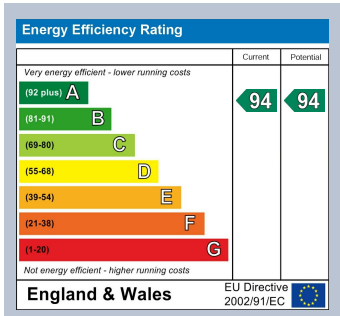
Holding Deposit £323

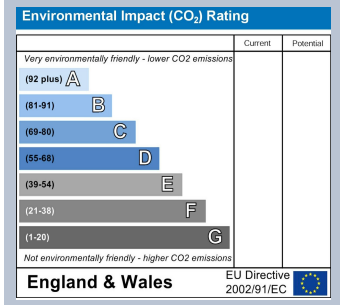
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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