



naomi j ryan
estate agents



Flat - First Floor



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: Yes



Garden: n/a



Council Tax Band: B

£1,100 PCM

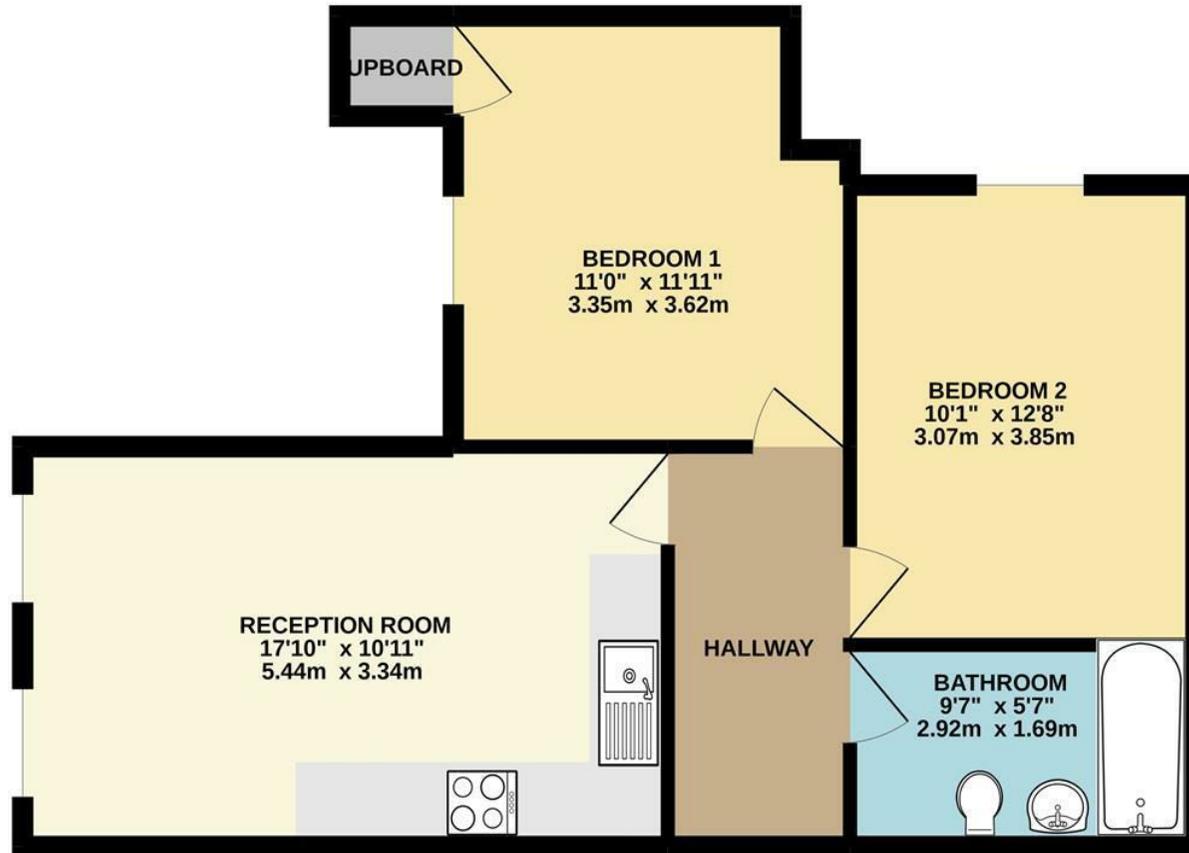


Alphington Road,

St Thomas, Exeter, Devon, EX2 8HW

www.naomijryan.co.uk

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.

Council Tax Band B.

EPC C.

Available January 2024.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		79	79
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

