



naomi j ryan
estate agents



Flat - Second Floor



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Heating: Gas



Parking: Yes x1



Garden: Balcony



Council Tax Band:

£1,295 Per Month

Ellacott Road,
Matford, Exeter, Devon, EX2 0BR

www.naomijryan.co.uk

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£1,295 Per Month

Deposit Amount: £1,494





SUMMARY

Nestled in the desirable Haldon Reach Development on Ellacott Road, this brand new second-floor flat offers a modern and stylish living experience in Matford, Exeter. The property boasts two double bedrooms, perfect for individuals or couples seeking comfort and space. The well-appointed shower room is designed with contemporary fixtures, ensuring a refreshing start to your day.

The heart of the home is the open-plan kitchen, living, and dining area, which creates a welcoming atmosphere for both relaxation and entertaining. A door from the living area leads out to a generously sized private balcony, where you can enjoy stunning views over the city and across to Haldon, making it an ideal spot for morning coffee or evening relaxation.

This flat is presented to an exceptional standard, with high-quality finishes throughout, ensuring a move-in ready experience. The property also benefits from excellent transport links, making commuting to the city centre both convenient and efficient. Local amenities are within easy reach, providing everything you need for day-to-day living.

Additionally, the flat includes one allocated parking space, a valuable feature in this sought-after area. And Solar Panels to help maintain reasonable utility costs. Available for immediate occupancy, this property is subject to referencing and is perfect for those looking to enjoy a modern lifestyle in a vibrant community. Don't miss the opportunity to make this exceptional flat your new home.



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