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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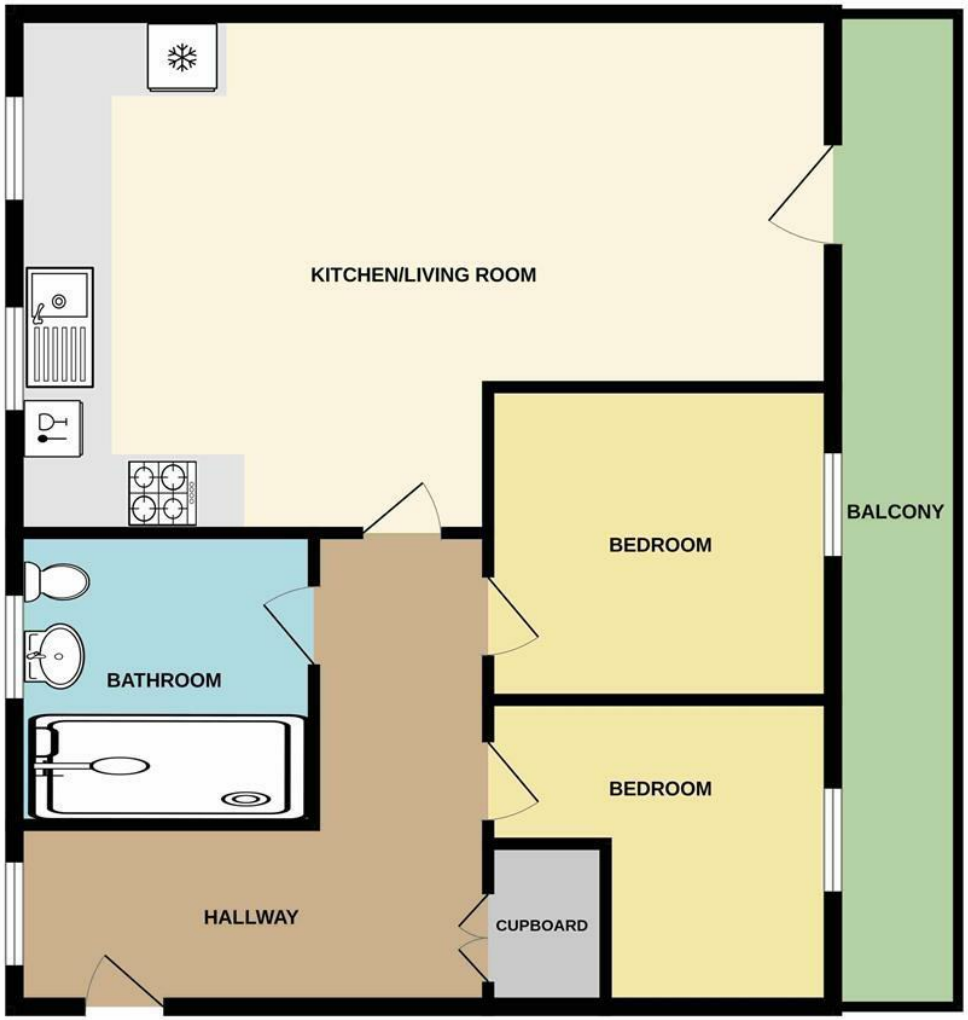
£1,295 Per Month

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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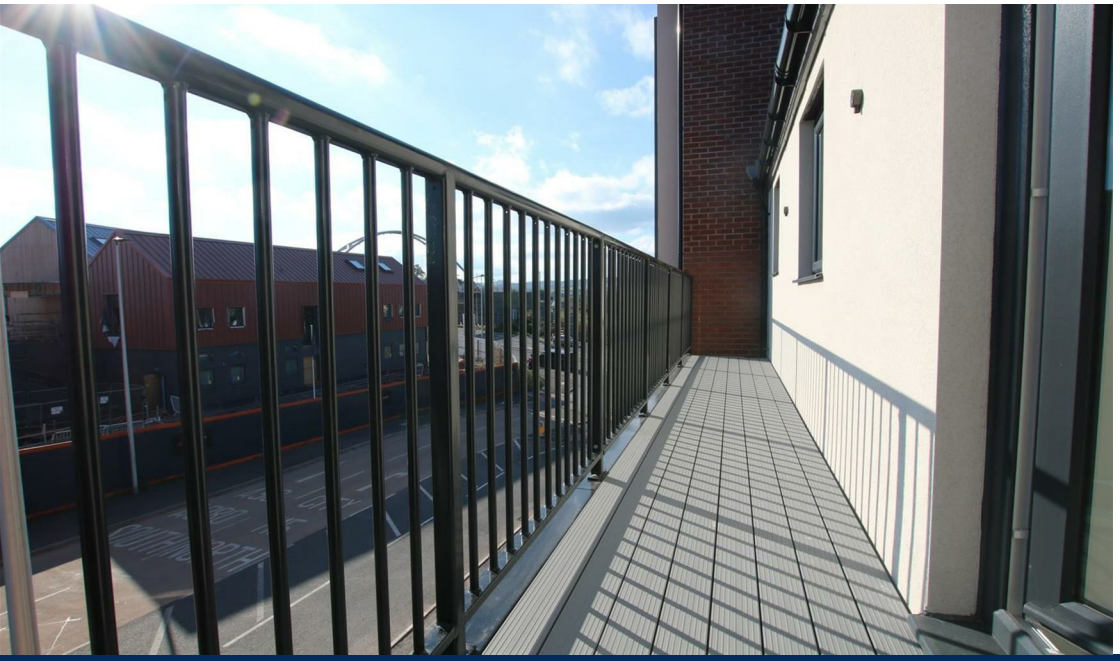

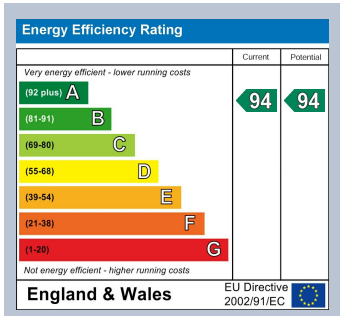

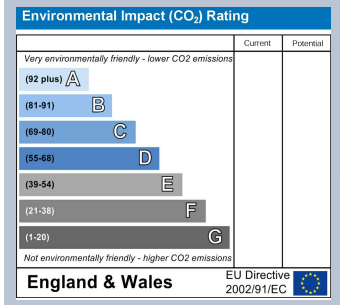

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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