



35, Rydon Lane



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Exeter, Devon EX2 7AN

M5 Motorway (1.4 Miles), RD&E Hospital (1.7 Miles)

A spacious and well-presented four-bedroom detached family home occupying a generous plot in a sought-after residential position, with ample off-road parking, garage and large enclosed gardens.

- No onward chain
- Off road parking
- Garage
- Four bedrooms
- Detached family home
- Popular Location
- Large garden
- Versatile Living
- Freehold
- Council Tax Band: E

Guide Price £650,000

SITUATION

Rydon Lane is a popular residential address situated on the eastern side of Exeter, conveniently positioned for access to the city centre, the RD&E Hospital, Exeter Business Park and the M5 motorway. The property is well placed for a range of local amenities, schools and supermarkets, whilst nearby riverside walks and cycle routes provide excellent recreational opportunities. Exeter offers an extensive range of shopping, dining and cultural facilities together with mainline rail connections and an international airport.

DESCRIPTION

35 Rydon Lane is a spacious and well-proportioned detached family home occupying a generous plot in a highly convenient residential position on the eastern side of Exeter. The property offers versatile accommodation extending to over 1,500 sq ft, with an excellent balance of reception space and bedroom accommodation ideally suited to modern family living.



The property benefits from four bedrooms, ample off-road parking for multiple vehicles, a detached garage and a large enclosed rear garden enjoying a good degree of privacy. Internally, the accommodation is light and flexible, with a generous sitting room, conservatory, kitchen with adjoining dining space and an additional reception room providing excellent versatility for family living or home working. Offered for sale with no onward chain, the property presents an exciting opportunity to acquire a substantial family home in a sought-after Exeter location.

ACCOMMODATION

Part glazed entrance door opening into an entrance hall with stairs rising to the first floor and useful understairs storage. The sitting room is a generous dual aspect reception room with double doors leading through to the conservatory. The conservatory enjoys views over the garden and provides further reception space with direct external access. The kitchen is fitted with a range of wall and base units with work surfaces over, inset sink and space for appliances, and enjoys an outlook over the rear garden. Adjoining the kitchen is a dining space with ample room for a dining table, creating an ideal everyday family area. A side door gives access to the side porch, where there is a cloakroom fitted with a WC and wash hand basin, together with a further door leading outside. To the front of the property is an additional reception room currently arranged as a dining room, featuring a bay window and offering flexibility as a family room, playroom or home office.

On the first floor are four bedrooms. The principal bedroom overlooks the rear garden and benefits from fitted storage. Bedroom two is a spacious double room with fitted wardrobes, whilst bedrooms three and four provide further well-proportioned accommodation. The family bathroom is fitted with a bath and wash hand basin, with a separate WC and additional shower room completing the first-floor accommodation.

OUTSIDE

To the front of the property is a generous driveway providing off-road parking for multiple vehicles and access to the detached garage. The rear garden is of an excellent size and enjoys a good degree of privacy. Predominantly laid to lawn with established planting and mature borders, the garden offers ample space for children, entertaining and gardening enthusiasts alike.

SERVICES

Utilities: Mains electric, mains gas, mains water, mains drainage, telephone and broadband

Heating: Gas central heating.

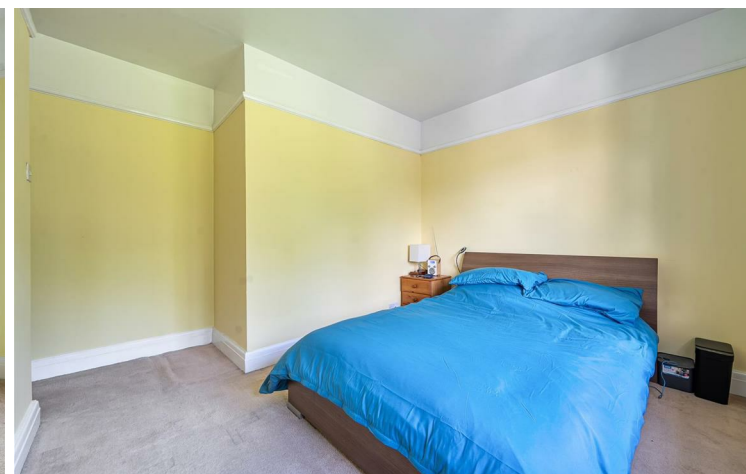
Tenure: Freehold

EPC: D(58)

Standard, ultrafast and superfast broadband available. EE, O2, Three and Vodafone mobile networks likely to be available (Ofcom).

AGENTS NOTE

There are a number of covenants on the property. Please speak to agent for further details.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

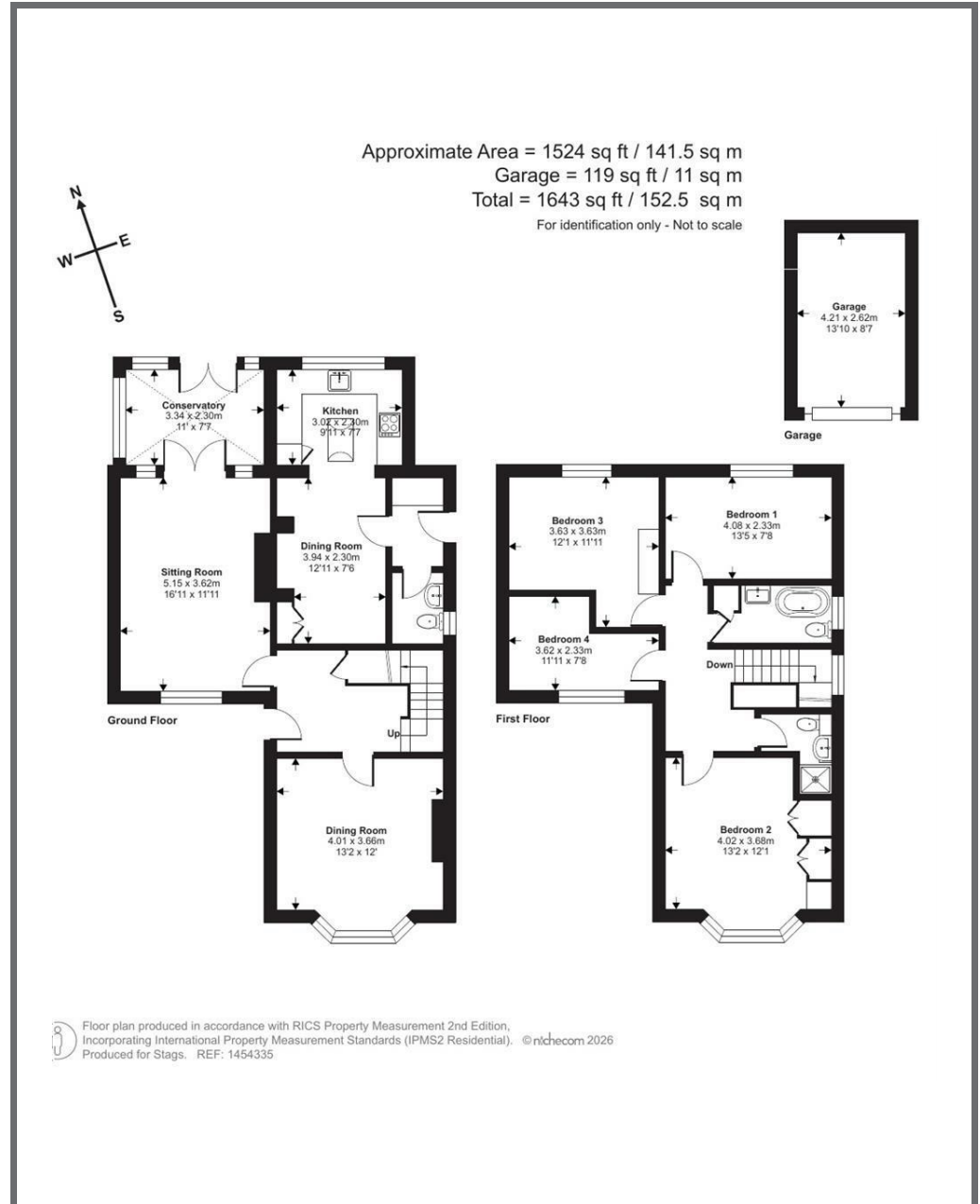


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	Current	Potential
		74
	58	
England & Wales		
EU Directive 2002/91/EC		

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