

65 Garrison Road, Matford, Exeter, EX2 0AR.

A well-apportioned three bedroom home situated in Haldon Reach Development. Comprising living room, inner hallway with WC and storage, and spacious kitchen/dining room. Three bedrooms, master with en suite and family bathroom. Tiered rear garden with patio and lawn plus driveway for two cars.



Rent £1,600 per calendar month

Deposit £1,846

TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE CALL WILKINSON GRANT LETTINGS ON 01392 427500

AVAILABLE: End of November 2026

EXETER LETTINGS: 01392 455920 | lettings@wilkinsongrant.co.uk

Holding Deposit: £288

Payable upon application approval and offset against the first month's rent.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

OVERVIEW

- Available End of November
- Brand new three bedroom house
- Parking for two cars on driveway
- Good size kitchen/dining room
- Master en suite and family bathroom
- Enclosed garden with lovely outlook
- EPC B
- Council Tax Band - C

DESCRIPTION

A well-apportioned three bedroom home situated in Haldon Reach Development. Comprising living room, inner hallway with WC and storage, and spacious kitchen / dining room. Three double bedrooms, master with en suite and family bathroom. Rear garden and driveway for two - three cars.

ACCOMMODATION COMPRISES Front door opening in entrance hall with radiator and door to..

SITTING ROOM 13'9" MAX x 11'10" (4.2m MAX x 3.6m)

Good size room with large double glazed window to front aspect. Door to inner hall with large under stairs cupboard and access to..

CLOAKROOM

Low level WC and wash hand basin.

KITCHEN/DINING ROOM 17' x 9'10" (5.18m x 3m)

Light and spacious kitchen with double glazed French doors opening onto the patio and garden beyond and further double glazed window. Stylish dark blue kitchen with range of floor and wall mounted cupboard and drawer units. Space for fridge/freezer and washing machine, plus potential for further space for a dishwasher. Four ring gas hob with extractor oven and oven beneath. Stainless steel sink unit. Space for dining table and chairs.



From the hallway stairs rise to first floor..

BEDROOM ONE 11'6" x 9'6" (3.5m x 2.9m)

Double glazed window to the front aspect. Radiator. Fitted mirror fronted wardrobe. Door to..

EN SUITE White suite comprising low level WC, wash hand basin and shower cubicle with mains powered shower.



BEDROOM THREE 11'10" MAX x 7'3" (3.6m MAX x 2.2m)

Double glazed window to the rear aspect. Cupboard with rail and shelf. Radiator.



BEDROOM TWO 10'6" x 9'6" (3.2m x 2.9m)

Double glazed window to rear aspect. Fitted mirror fronted wardrobe. Radiator.



OUTSIDE Good size rear garden with lovely wooded outlook. Patio area ideal for outdoor dining. The rest of the garden is laid to lawn across two tiers. Garden shed and pedestrian gate to driveway.



BATHROOM White suite comprising low level WC, wash hand basin and bath with shower over. Obscured double glazed window offering natural light. Radiator.

