



naomi j ryan
estate agents



House - Semi-Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Heating: Electric



Parking: Yes



Garden: Yes



Council Tax Band: E

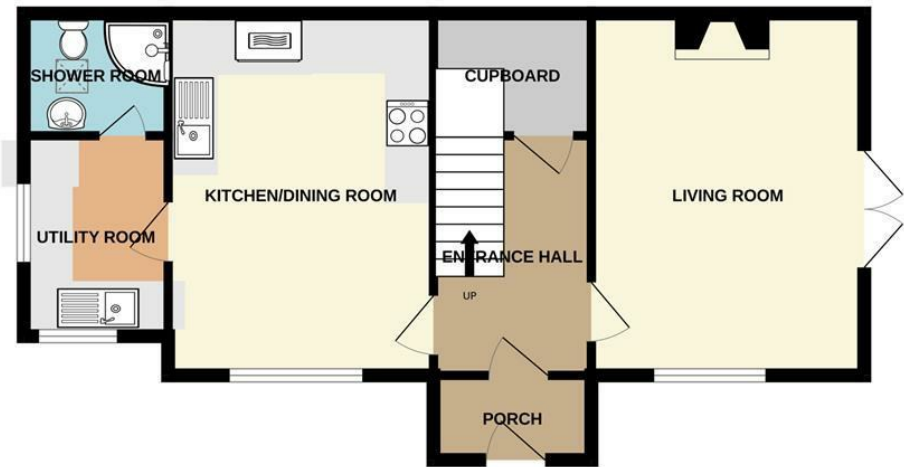
£1,200 PCM



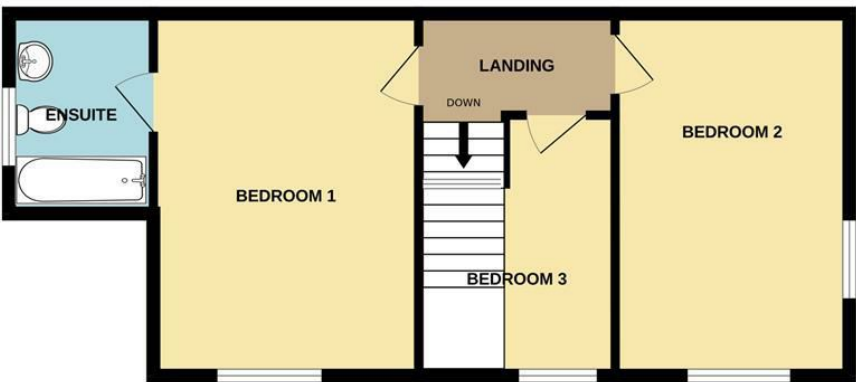
Church Close,
Aylesbeare, Nr Exeter, EX5 2BU

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



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

Nestled in the charming village of Aylesbeare, just eight miles east of Exeter, this beautifully presented semi-detached house offers a delightful blend of modern comfort and traditional character. With three well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, this home is perfect for families or those seeking extra space.

The inviting living room features elegant French doors that open onto a lovely garden, allowing natural light to flood the space and providing a seamless connection to the outdoors. A cosy log burner adds warmth and charm, making it an ideal spot for relaxation. The kitchen diner is a true highlight, boasting a fully functional Aga that will delight any cooking enthusiast, while the utility room and separate ground floor shower room enhance the practicality of the home. The kitchen also benefits from a double electric oven and hob.

Outside, the property benefits from a private driveway with parking for up to three vehicles, ensuring convenience for residents and guests alike. The beautifully maintained garden, complete with a patio and shed, offers a tranquil retreat for outdoor entertaining or simply enjoying the peaceful surroundings.

This home is rich in original features, adding to its unique character and appeal. If you are looking for a property that combines modern living with the charm of village life, this stunning house in Aylesbeare is not to be missed.

Available with immediate effect subject to referencing.

In person Viewings only.

We can consider 1 pet with an additional pet rent of £25 per month.

Holding Deposit £276.



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