



naomi j ryan  
estate agents



House - Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 1



Gas Central Heating



Single Garage &  
Driveway



Landscaped Gardens



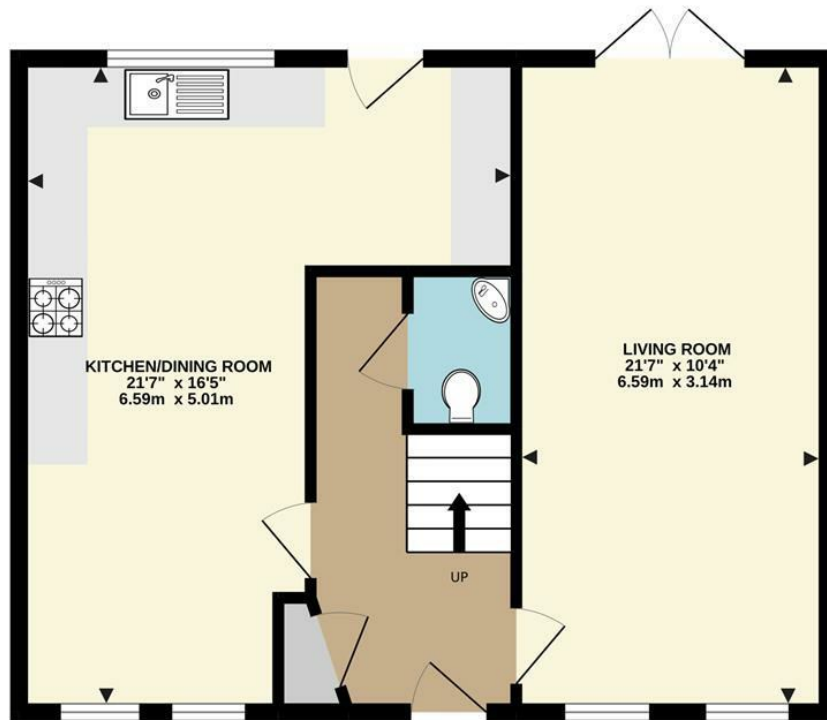
Council Tax Band: E

£415,000 Freehold

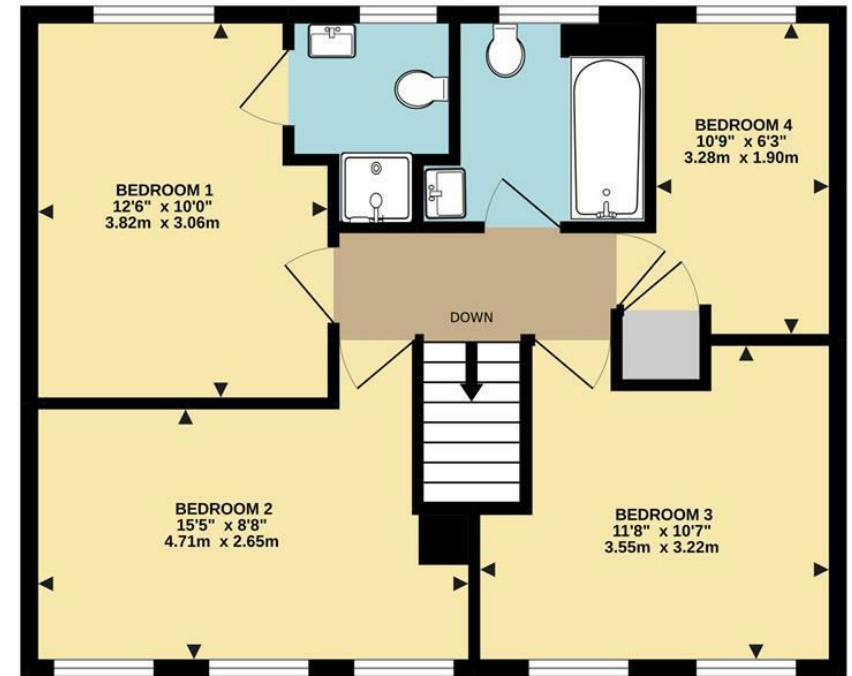
Old Park Avenue,  
Westclyst, Exeter, EX1 3WE

[www.naomijryan.co.uk](http://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

A fantastic opportunity to acquire this modern and immaculately presented family home located within the popular residential development of Hillside Gardens. Situated on the edge of Pinhoe the property offers convenient access to the city centre, a regular bus service and the major road network surrounding the city. Pinhoe Village offers a wide range of amenities such as a Spar Shop, Pharmacy, Public House, Butchers, and eateries. Pinhoe Train Station is also within close proximity and offers services into Exeter and London Waterloo.

The accommodation has been wonderfully maintained and offers accommodation that is light and spacious throughout. In brief the accommodation comprises entrance hall, ground floor cloakroom, modern kitchen/diner with utility area and a dual aspect living room. Four good sized bedrooms, a family bathroom and an ensuite shower room are situated to the first floor. Occupying an enviable position on the development the property backs onto an area of mature trees offering a wonderful outlook and a good deal of privacy to the rear garden. The rear garden has been beautifully landscaped by the current owners creating a wonderful space from which to enjoy the outside. The garden is laid predominantly patio, lawn, decking and mature shrub and flower borders. A gate to the side of the property offers access to the front aspect of the property, single garage and driveway.

Naomi J Ryan Estate Agents are delighted to bring this wonderful family home to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

### 360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

### VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

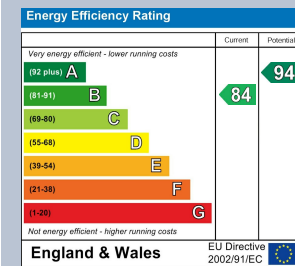


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## THINKING OF SELLING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)



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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