



naomi j ryan  
estate agents



Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 2



Gas Central Heating



On Street Permit  
Parking



Enclosed Rear Garden



Council Tax Band: B

Offers Over: £340,000 Freehold

Church Terrace,  
Heavitree, Exeter, EX2 5DU

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



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 beautifully presented Victorian terraced house located on this well-regarded residential road, within walking distance of the Royal Devon & Exeter Hospital. The property offers excellent access to the City Centre, including Magdalen Road, with a wide range of independent shops, cafes, and restaurants. Heavitree Fore Street with its own range of amenities is also within easy reach, as well as Heavitree Park.

The property offers light and spacious accommodation throughout and comprises entrance porch, hallway, living room with bay window, and feature wood burning stove, the living room is open to the spacious dining area which provides access to a useful study room. The modern fitted kitchen comprises a matching range of cream hi-gloss wall and base units, a built-in four-ring hob, and a built-in double oven. A separate utility room provides space for a washing machine and gives direct access to the rear garden. A ground-floor cloakroom completes the ground-floor accommodation. To the first floor are two double bedrooms, the main bedroom having a bay window with a delightful tree-lined outlook to the front. At half landing level is a superb bathroom with free standing bath, separate walk-in shower unit, wash hand basin, and WC.

Outside is a charming courtyard garden, providing a pleasant seating area and with gated access for bikes to the rear. To the front of the house is a small enclosed area of garden with Victorian-style tiles leading up to the front door.

Early internal viewing is highly recommended for this delightful home.

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,200 per calendar month, providing a gross rental yield of 4.11%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

## REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.



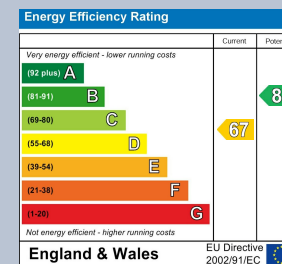
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## THINKING OF SELLING?

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



BRITISH  
PROPERTY  
AWARDS

2022



GOLD WINNER

ESTATE AGENT  
IN EXETER



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.

18 southernhay west, exeter, ex1 1pj  
t&f . 01392 215283  
e . [enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)  
[www.naomijryan.co.uk](http://www.naomijryan.co.uk)  
company registration number 6693899