



naomi j ryan
estate agents



End Terrace Cottage



Bedrooms: 4



Bathrooms: 1



Receptions: 1



Oil Fired Central
Heating



Private Driveway



Gardens to Front &
Side



Council Tax Band: D

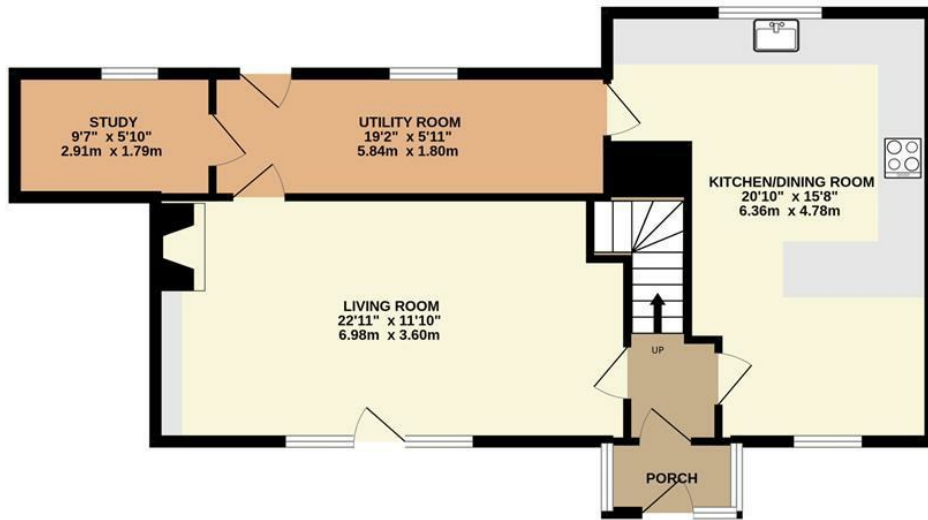
Guide: £450,000 Freehold

1 Park View Cottages,

Hele, Exeter, EX5 4QD

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 charming four-bedroom end-of-terrace cottage with delightful panoramic views across the surrounding Devon Countryside. One of just four cottages in a row, the property enjoys a high level of privacy with its own private garden to the front, and open fields to the side and rear. Whilst nestled in this idyllic setting, the property is conveniently placed for access to Exeter City Centre, the M5 Motorway (J29), and A30. Amenities are available in the nearby villages of Silverton (3 miles approx) and Broadclyst (5 miles approx). Killerton House and its grand estate is approximately 2 miles from the property.

The property boasts light and airy accommodation throughout, arranged over two floors and comprising entrance porch, spacious living room with a beamed ceiling, stripped floorboards, and a brick fireplace with a woodburning stove. The dual-aspect kitchen/dining room is the hub of the cottage and offers a great entertaining space. The kitchen is fitted with a comprehensive range of shaker-style wall and base units with solid wood worksurfaces over. Accessible from the kitchen and living room is the useful utility room, running across the rear of the cottage and providing access to the study/office. On the first floor are four good-sized bedrooms, the main bedroom has a large walk-in storage cupboard which offers potential for use as an ensuite shower room. The modern bathroom has a separate walk-in shower and superb views to the rear across the adjoining countryside.

OUTSIDE

The gardens for the cottage are a true delight and take in the superb countryside views. The gardens lie predominately to the front of the cottage with tiered levels leading up to a level area of lawn with mature hedges. A graveled private driveway leads up to the cottage and provides off-road parking for several vehicles.

To the side of the cottage is a raised decked seating area, providing a great vantage point for views across the adjoining countryside.

Naomi J Ryan Estate Agents are delighted to bring this wonderful property to the market for sale and highly recommend internal viewing.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

LOCATION

Post Code: EX5 4QD

What3Words: [///statement.reduction.ballroom](https://www.what3words.com////statement.reduction.ballroom)

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.



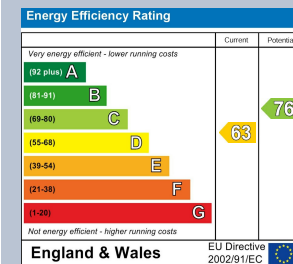
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THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk



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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