



naomi j ryan
estate agents



Townhouse



Bedrooms: 4



Bathrooms: 2



Receptions: 1



Gas Central Heating



Private Driveway
& Garage



Enclosed Rear Garden



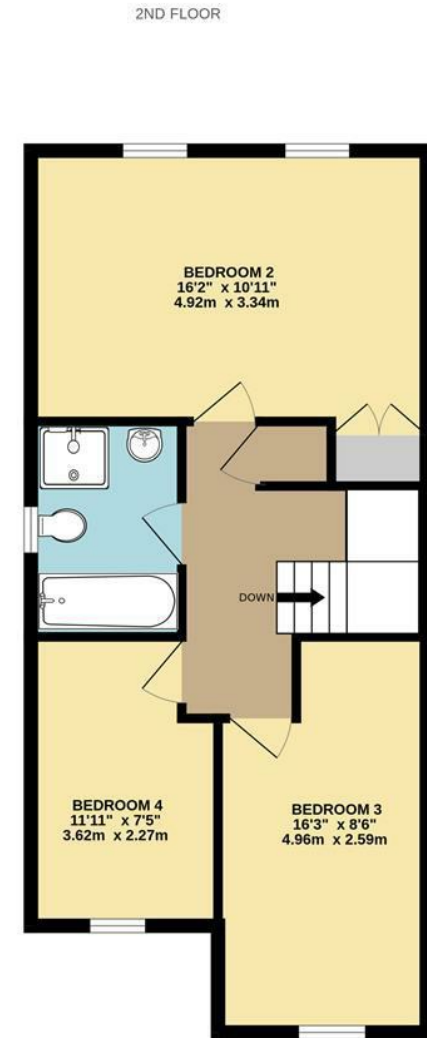
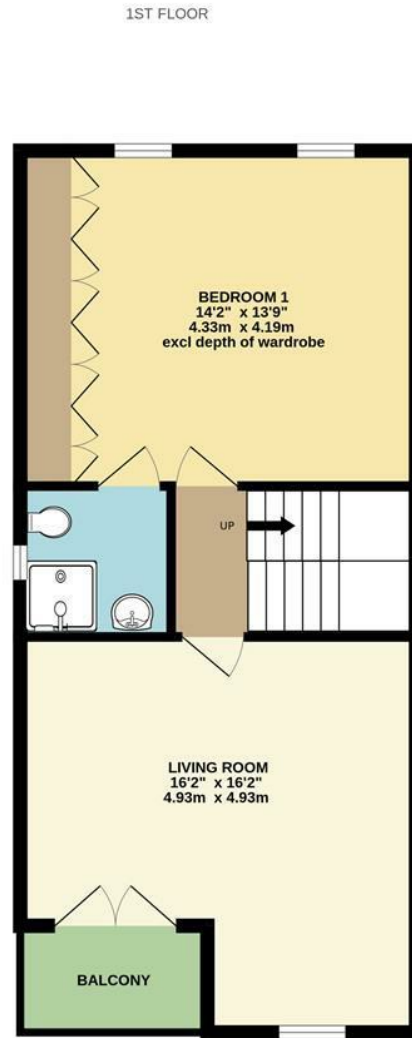
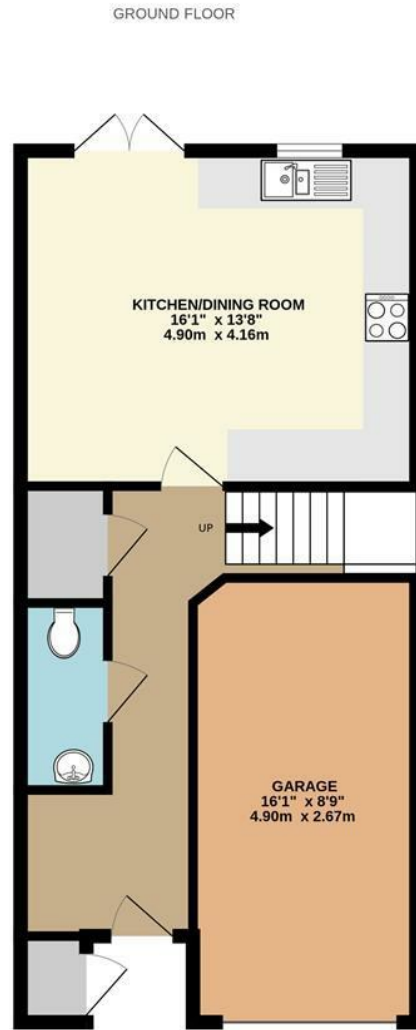
Council Tax Band: E

Guide: £490,000 Freehold

Gras Lawn,

St Leonards, Exeter, Devon, EX2 4SZ

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 superb four-bedroom end-of-terrace townhouse located within the popular residential development of Gras Lawn. The property offers convenient access to the Royal Devon & Exeter Hospital, City Centre, Exeter's Historic Quayside, and a regular bus service.

Being sold with no onward chain, and with superb views to the rear across Exeter towards the countryside in the distance, the property offers versatile accommodation over three floors. The ground floor comprises entrance hall, ground floor cloakroom, an impressive open-plan kitchen/dining room with double doors out to the garden, a spacious L-shaped first-floor living room with doors out to the front balcony, the first of the four bedrooms, the first with a comprehensive range of floor to ceiling fitted wardrobes, and ensuite shower room. To the second floor are three further bedrooms, the second of which has superb views to the rear across the surrounding area towards the countryside beyond.

Outside is an enclosed garden, laid to a patio and providing a pleasant seating area, with steps down onto the lawn. There are mature shrubs and a gate providing side access to the front of the house. Immediately to the front of the house is a private driveway providing off-road parking, and a single garage with up and over door.

Early internal viewing is highly recommended.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,700 per calendar month, providing a gross rental yield of 3.8%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

AGENTS NOTE

The property is being sold with no onward chain.

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.

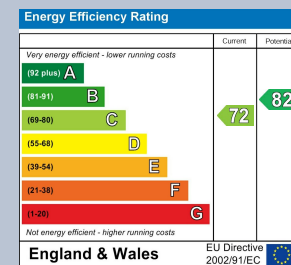


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THINKING OF SELLING?

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



BRITISH
PROPERTY
AWARDS

2022



GOLD WINNER

ESTATE AGENT
IN EXETER



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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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