



naomi j ryan
estate agents



House - Semi-Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



District Heating



Single Garage & Driveway



Enclosed Rear Garden



Council Tax Band: D

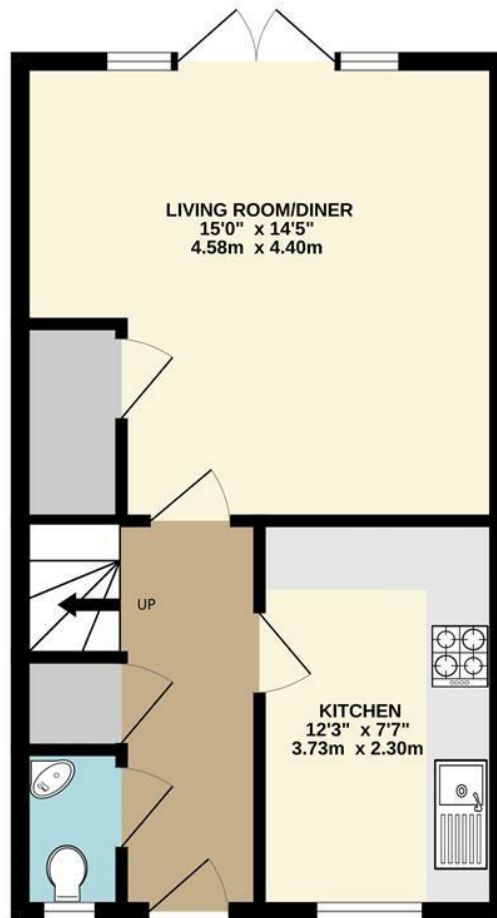
£321,000 Freehold



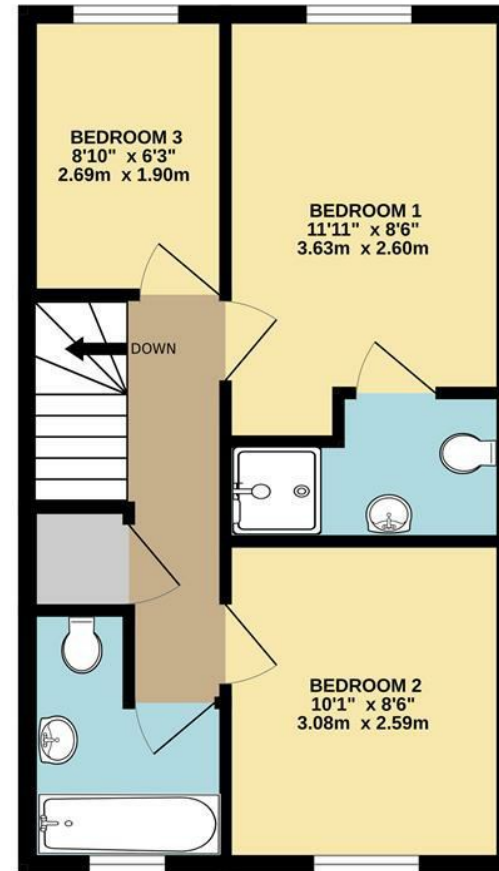
Old Park Avenue,
Westclyst, Exeter, EX1 3WE

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



SUMMARY

NO ONWARD CHAIN: A modern and well presented three bedroom semi detached house situated 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 is light and spacious throughout comprising in brief, entrance hall, kitchen with integrated appliances, living/dining room with French doors opening out onto the rear garden and a cloakroom to the ground floor. Three bedrooms, an ensuite shower room and a family bathroom are located 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 is arranged over two levels, comprising a patio and area of lawn. A side gate offers pedestrian access to the front of the property, single garage with power and lighting and a driveway providing off road parking for one vehicle.

Naomi J Ryan Estate Agents are delighted to bring this property 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.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,350 per calendar month, providing a gross rental yield of 5%. 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.

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.



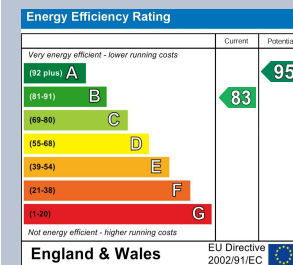
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THINKING OF SELLING?

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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