



naomi j ryan  
estate agents



Detached House



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Gas Central Heating



Garage & Parking  
Space



Enclosed Rear Garden



Council Tax Band: D

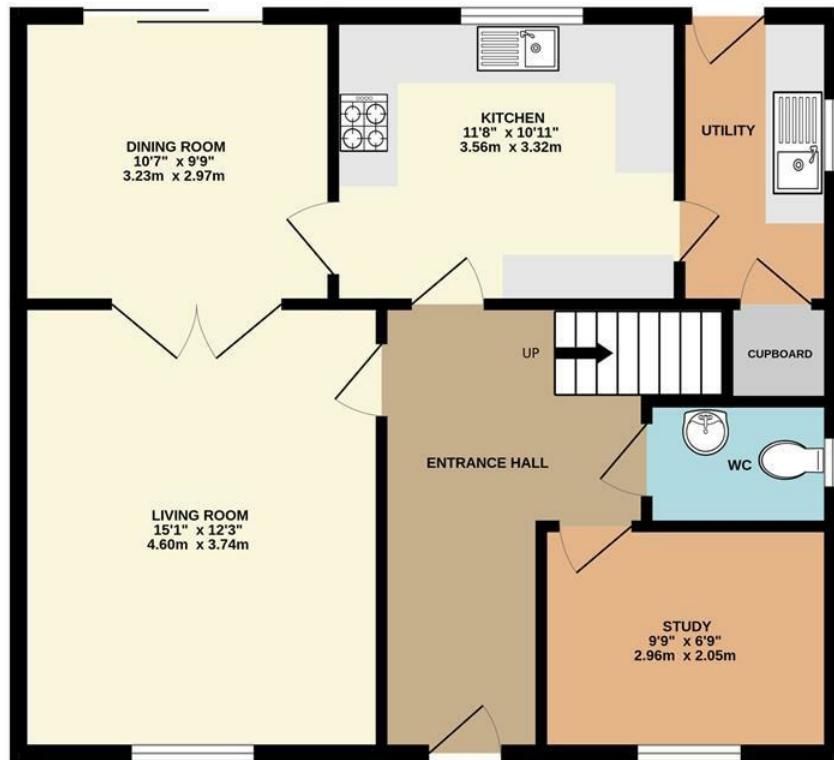
Guide Price £475,000 -  
£485,000 Freehold



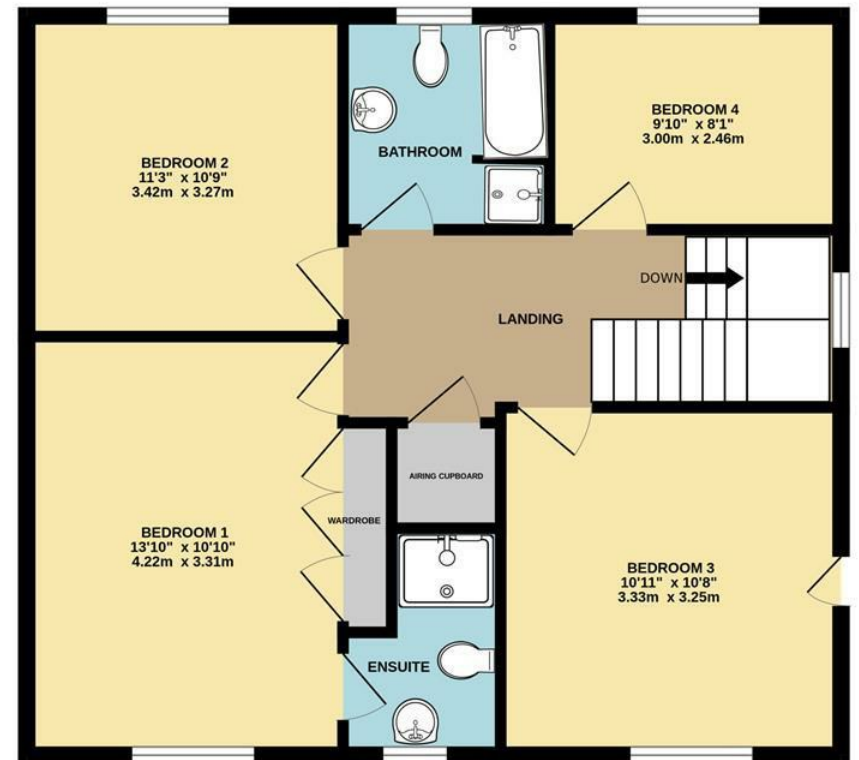
Heraldry Row,  
Kings Heath, Exeter, EX2 7RB

[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

GUIDE PRICE £475,000 - £485,000:

A beautifully presented and spacious four-bedroom detached house offered for sale within the popular residential area of Kings Heath. The property offers excellent access to a variety of local amenities including Digby & Sowton Train Station and the well-regarded Clyst Heath Nursery & Community Primary School as well as the major road networks surrounding the city.

Situated overlooking a tree-lined green to the front, the property offers generous and well-proportioned rooms throughout with accommodation comprising an entrance hall, ground floor cloakroom, living room, separate dining room, modern fitted kitchen, separate utility room, ground floor study, four good sized bedrooms, ensuite shower room, and family bathroom.

Outside is a well-maintained and landscaped rear garden with an extensive patio area providing a delightful seating area. The garden is laid to lawn with well-stocked borders. A gate provides access to the rear parking area where the property has a garage located beneath a neighbouring coach house (the garage is leasehold). There is an additional parking space for one vehicle in front of the garage.

Early internal viewing is highly recommended for this superb house.

### 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](mailto:enquiries@naomijryan.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		73	85



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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