



naomi j ryan
estate agents



House - Semi-Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Gas Central Heating



Private Driveway & Garage



South Westerly Rear Garden



Council Tax Band: D

£500,000 Freehold



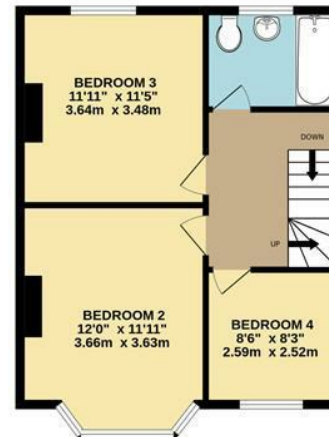
Vaughan Road,
Heavitree, Exeter, EX1 3DH

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



2ND 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 unique opportunity to acquire this substantial and well presented four bedroom semi detached family home located within the highly desirable residential area of Heavitree. The property occupies an enviable position, enjoying a treelined aspect at the front of the property and a generous, sunny south westerly garden to the rear. The property offers convenient access to well regarded schools, The Royal Devon & Exeter Hospital and the range of amenities offered on Heavitree High Street. The popular Heavitree Pleasure Ground is also located close by offering a range of leisure activities and Park Life Community Cafe.

This beautiful home has been well maintained and extended offering accommodation that is light and spacious throughout with a contemporary feel. In brief the accommodation comprises a spacious entrance hallway, living room with feature bay window and wood burning stove. The kitchen/dining room is a particular feature of this property boasting a contemporary kitchen with island & breakfast bar, dining area with French doors opening out onto the rear garden and a reading/TV area. This is a wonderful space, perfectly suited to modern family life. The ground floor accommodation also features a WC/Utility area. To the first floor are three generous bedrooms and a family bathroom fitted with a modern three piece suite. A further double bedroom and ensuite shower room are located to the second floor. Outside the property enjoys a generous garden. Features include a patio, to enjoy the sunny aspect, lawn and an area dedicated to a vegetable plot. A private driveway and larger than average single garage provide ample off road parking.

Naomi J Ryan Estate Agents are delighted to bring this wonderful family home to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

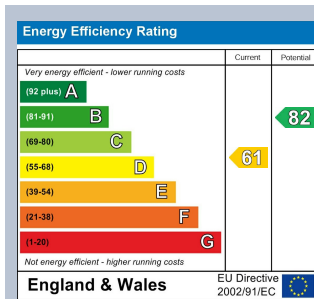
VIEWING ARRANGEMENTS

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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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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