



naomi j ryan
estate agents



House - Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Gas Central Heating



Double Garage &
Driveway



Extensive Gardens



Council Tax Band: E

Offers Over £585,000

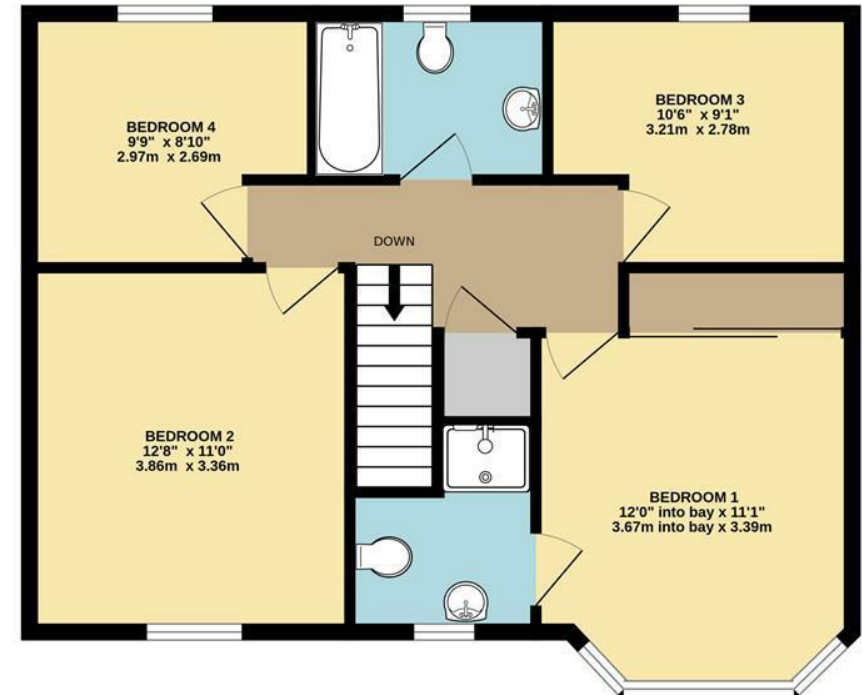
Brick Kiln Close,
The Harringtons, Exeter, EX4 8FX

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 rare and exciting opportunity to purchase this detached and well presented Redrow family home. The property occupies an enviable plot, positioned and at the end of a cul-de-sac, enjoying a good degree of privacy and a generous rear garden that wraps around the rear and side of the property. Constructed by the well regarded house builder, Redrow, this property offers flexible living accommodation perfectly suited to modern family life. The Harringtons is a popular and well established development offering convenient access to well regarded primary & secondary schools, commuter links in and out of the city, a regular bus service and the range of amenities located in Pinhoe, located a short distance away.

The property offers light and spacious accommodation throughout comprising in brief, entrance hall, living room, kitchen/diner with integrated double oven and dishwasher, utility room, WC and study to the ground floor. The garden is easily accessible from within the property with double doors from both the kitchen/diner and living room opening out onto the rear garden. To the first floor are four generously sized bedrooms and a contemporary family bathroom. The principle bedroom enjoys fitted wardrobes and an ensuite shower room.

A particular feature of this property is the outside space on offer. The garden wraps around the rear and side of the property and extends behind the double garage offering a substantial garden with lots of potential. The garden is currently laid predominantly to lawn, a patio providing a pleasant seating area and a vegetable patch. Screened by trees and shrubs the garden enjoys a good degree of privacy and is a wonderful addition to this family home.

Naomi J Ryan Estate Agents are delighted to bring this wonderful home 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.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	86
(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	



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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.

18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899