



naomi j ryan  
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



On Street



Front & Rear Gardens



Council Tax Band: C

£350,000 Freehold

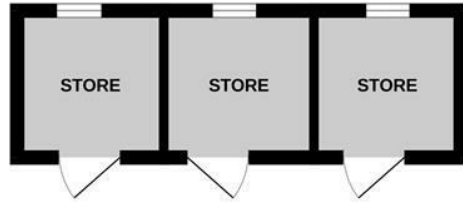


Westfield,

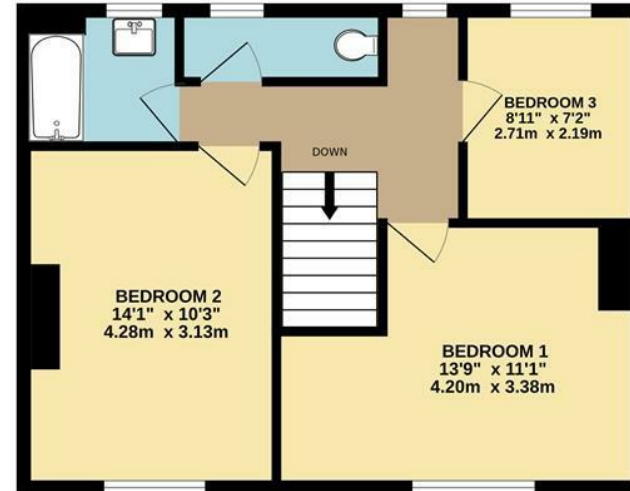
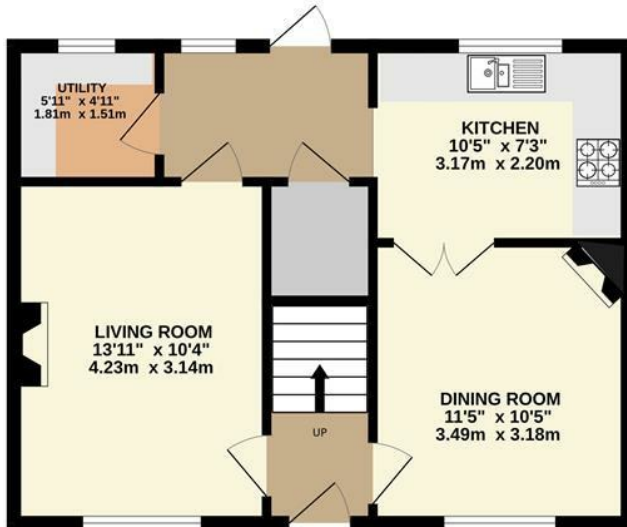
Bradinch, Exeter, EX5 4QU

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR



1ST FLOOR







## SUMMARY

A unique opportunity to acquire this striking and beautifully presented property full of character enjoying views across the surrounding area. Nestled within the popular and well regarded town of Bradninch the property occupies a generous plot and is conveniently placed for local amenities. Bradninch has a thriving community and offers a range of amenities to include a well regarded Primary School, Spar shop and a couple of local pubs. Situated approximately 10 miles from Exeter and 3 miles from Cullompton, the town is well placed for commuters and also offers convenient access to the M5.

The accommodation has a light and spacious feel throughout comprising in brief, entrance hall, living room, dining room, kitchen, rear lobby and utility room to the ground floor. Three generous bedrooms and a bathroom with a separate WC are located to the first floor. Outside the property occupies a generous plot with gardens to the front and rear aspects. The gated front garden has potential for the creation of off road parking if so desired, subject to any necessary consents and permissions. Currently laid predominantly to lawn, a pathway leads to the front entrance. The rear garden is arranged in two parts, divided by a mews style building arranged into three useful stores. The rear garden comprises areas of artificial lawn, lawn and decorative stone chippings.

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.

### 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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**BRITISH PROPERTY AWARDS**  
2021  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT IN EXETER

**BRITISH PROPERTY AWARDS**  
2022  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT IN EXETER

**BRITISH PROPERTY AWARDS**  
2023  
★★★★★  
**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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