



naomi j ryan  
estate agents



House - Semi-Detached



Bedrooms: 5



Bathrooms: 1



Receptions: 3



Gas Central Heating



Single Garage & Driveway



Enclosed Rear Garden



Council Tax Band: D

£475,000 Freehold

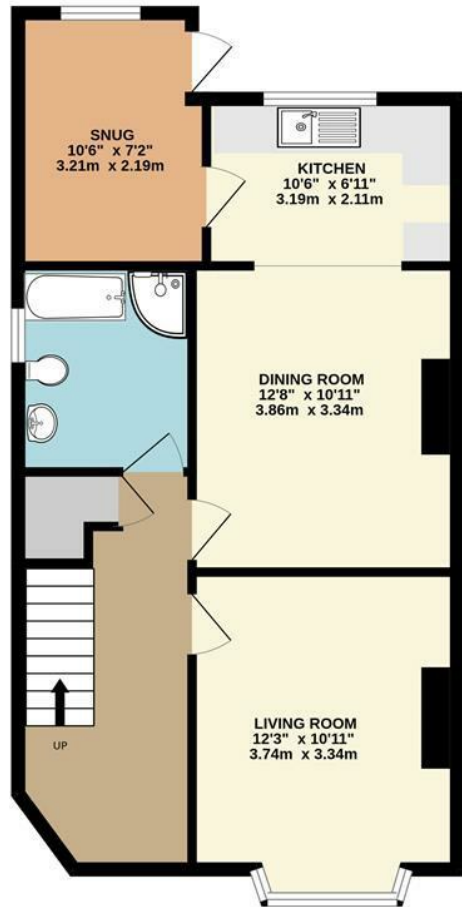


Stanwey,

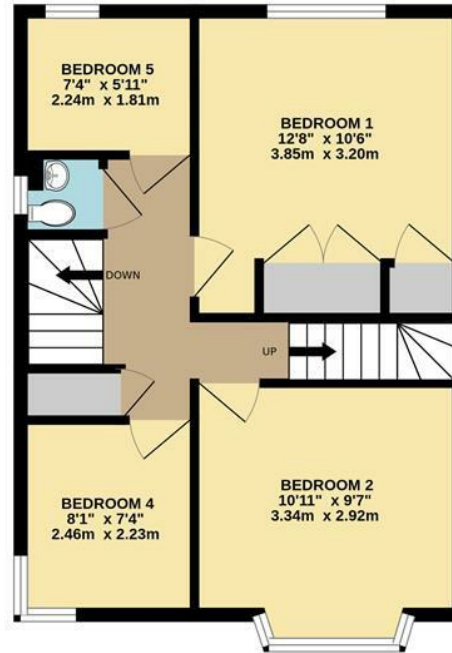
Heavitree, Exeter, EX1 3DR

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

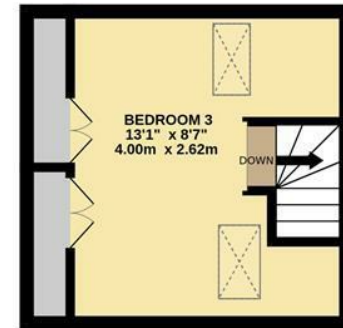
GROUND FLOOR



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.  
Made with Metropix ©2023



## SUMMARY

Offered to the market for the first time in over 40 years this property reflects a wonderful opportunity to acquire a substantial family home situated in the heart of Heavitree. Occupying a convenient position the property enjoys 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.

Over time the property has been extended by the existing owner offering accommodation that is light and spacious throughout. The accommodation comprises in brief entrance hall, living room with feature bay window, dining room, kitchen, snug/study and a family bathroom to the ground floor. Four bedrooms and WC are situated to the first floor with a further bedroom located to the second floor. Outside the property enjoys a wonderfully maintained rear garden with a sunny south easterly aspect. A single garage is located at the bottom of the garden. Vehicular access can be obtained from Victor Street onto the gated driveway which provides ample off road parking.

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

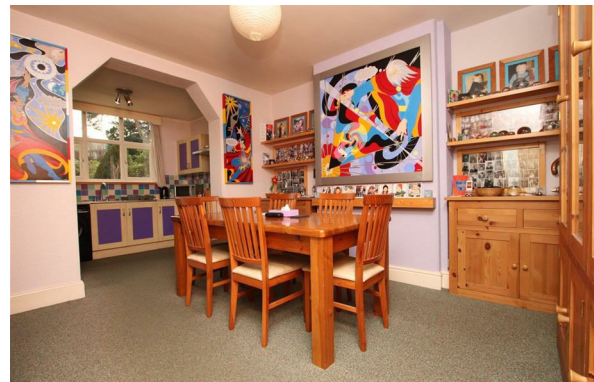
A 360 degree Virtual Tour is available to view on our web site.

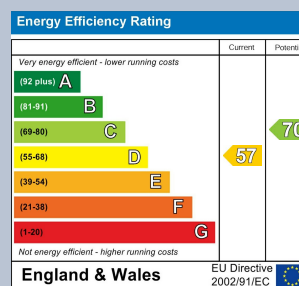
### VIEWING ARRANGEMENTS

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.





 **naomi j ryan**  
estate agents

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