



naomi j ryan
estate agents



Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Gas Central Heating



On Street Parking



Enclosed Rear
Garden



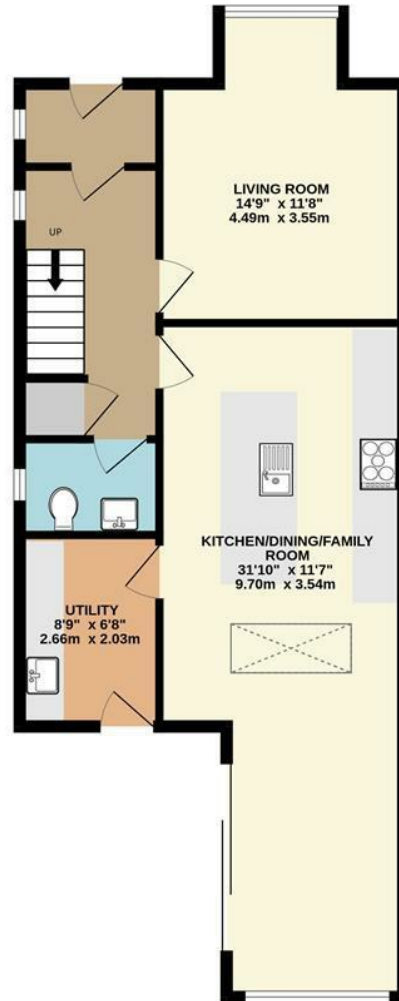
Council Tax Band:
tbc New Build

Guide: £399,950 Freehold

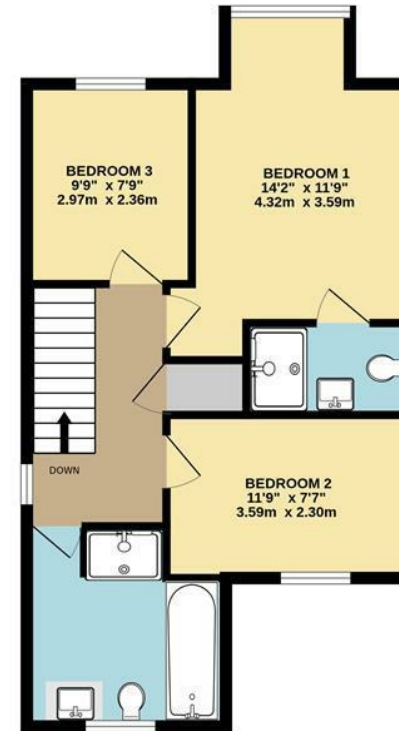
Wellington Road,
St Thomas, Exeter, EX2 9DU

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



SUMMARY

A superb three-bedroom new-build detached house located in this popular and established residential area. Built by local builders to a high specification, the property offers spacious and versatile accommodation throughout.

The property offers excellent access to Cowick Barton Playing Fields and is conveniently placed for local shops and supermarkets. A wide range of amenities are available on Cowick Street, and Exeter's Historic Quay with its wide range of independent shops, cafes, and public houses. St Thomas Train Station and access to major road links are also easily accessible.

With underfloor heating throughout the ground floor, the accommodation offers great entertaining space with the open plan kitchen/dining/family room, located to the rear of the house with direct access to the rear garden. The kitchen is fitted with a comprehensive range of wall and base units with a central island and breakfast bar. Integrated appliances including an oven, hob, and dishwasher. Off the kitchen is a useful utility room with plumbing for a washing machine and a door to the rear garden. A separate living room with a bay window and ground floor cloakroom complete the ground floor accommodation. On the first floor are three good-sized bedrooms, an ensuite shower room, and a bathroom with a separate shower, both with floating storage drawers beneath the washhand basins.

Outside is a delightful enclosed rear garden with a paved patio providing a pleasant seating area with gated access to the front of the house. The garden will be laid to lawn before completion.

Early internal viewing is highly recommended for this beautiful home.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,450 per calendar month, providing a gross rental yield of 4.19%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

REFERRAL FEE DISCLOSURE

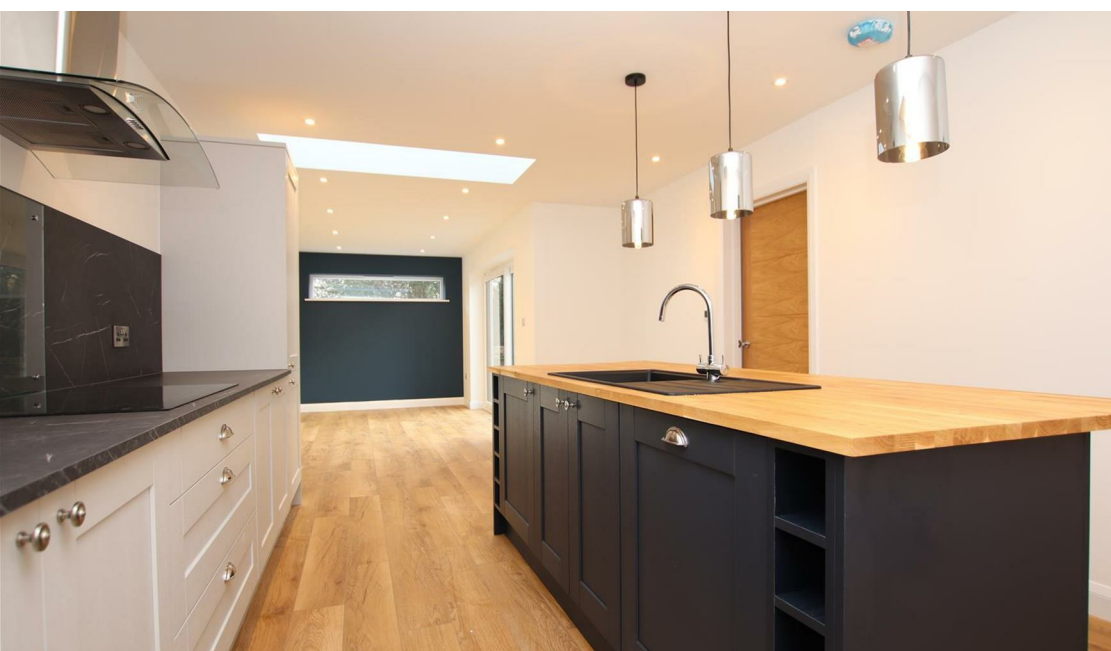
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.

AGENTS NOTE

We hereby declare that the vendor of this property is related to a staff member of Naomi J Ryan Estate Agents.



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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	



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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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