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estate agents



House - Semi-Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 1



Gas Central Heating



Driveway & Garage



Large Enclosed Rear  
Garden



Council Tax Band: E

Guide Price £640,000



Lower Hill Barton Road,

Hill Barton, Exeter, Devon, EX1 3EH

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



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 opportunity to acquire this substantial & beautifully presented four bedroom family residence located within the highly desirable residential area of Hill Barton. This superb property occupies a generous plot with a large rear garden offering a westerly aspect. The property enjoys convenient access in and out of the city centre as well and the major road network surrounding the city. Well regarded primary & secondary schools, Hill Barton Surgery and the MET Office are also within easy reach.

The property offers accommodation that is wonderfully light and spacious throughout comprising in brief entrance hall, bay fronted and dual aspect living room, cloakroom and kitchen/diner with feature wood burning stove to the ground floor. Four well proportioned bedrooms, ensuite shower room to the master bedroom and a family bathroom are situated to the first floor. Further features include contemporary suites fitted in both the family bathroom and ensuite shower room, gas central heating and double glazing.

A particular feature of this property is the large and level landscaped rear garden, offering a fantastic patio area as well as a vast area of lawn. The garden enjoys a sunny westerly aspect and a good deal of privacy making it the perfect spot for al fresco dining. A side gate provides pedestrian access to the garage (with power and lighting) and driveway offering off road parking for 2-3 vehicles. The garage has been converted by the existing owners and is currently be utilised as a home office and utility space.

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

### AGENTS NOTE

The wood burning stove situated in the dining area is available by separate negotiation.



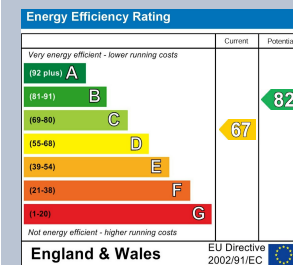
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## THINKING OF SELLING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)



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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