



naomi j ryan
estate agents



House - End Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



Single Garage



Front & Rear Gardens



Council Tax Band: C

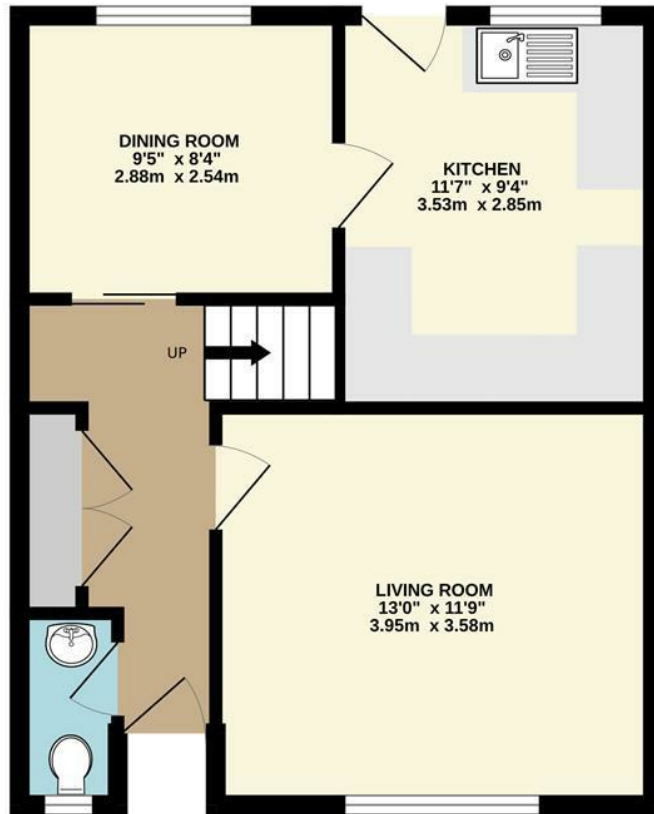
£279,000 Freehold

Bridespring Walk,

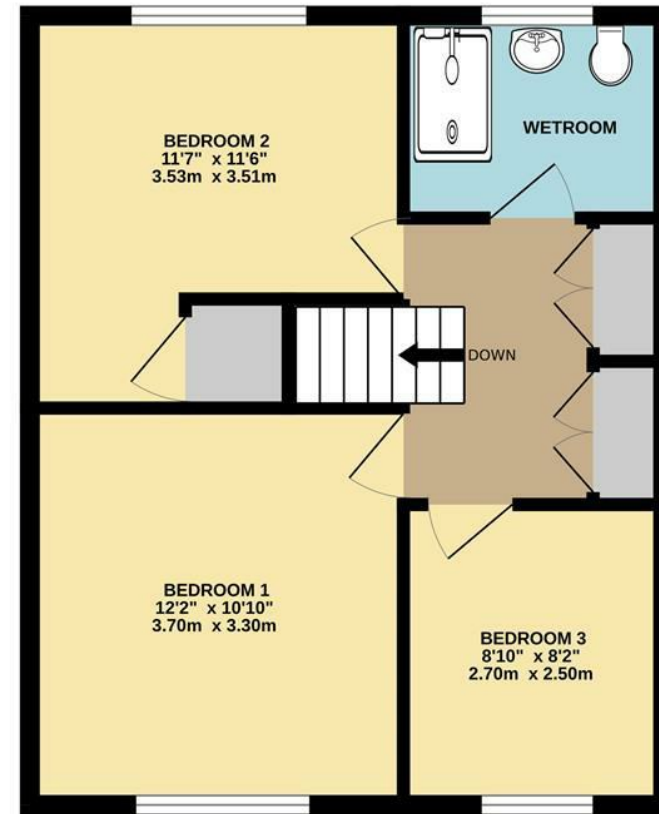
Stoke Hill, Exeter, Devon, EX4 7EX

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR





SUMMARY

A conveniently located and well presented three bedroom end of terrace property offered to the market for sale with no onward chain. Occupying an elevated position along a pedestrian walkway this property enjoys views across the city and surrounding area and offers easy access to a range of local amenities. Stoke Hill Infant & Junior School is within walking distance, as is a local corner shop, takeaway and bus stop offering a regular service. The property also offers convenient access to the University of Exeter's Streatham campus and the city centre.

The accommodation is light and spacious throughout, comprising in brief entrance hall, living room, dining room, kitchen and WC to the ground floor. Three generous bedrooms and a wet room to the first floor complete the accommodation. Further features include, ample storage throughout the property with fitted cupboards in the hall, landing and second bedroom, gas central heating and double glazing. Occupying an elevated position the property enjoys wonderful views across the surrounding area and beyond. Outside are front and rear gardens, a brick built store with lighting and a single garage. The rear garden is a delightful addition to the property comprising predominantly of lawn and shrub borders. A patio located at the top of the garden makes the most of the sun and offers a pleasant seating area.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing.

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.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,250 per calendar month, providing a gross rental yield of 5.3%. If you would like further information regarding this or any aspect of the property please contact our Lettings & Property Management Department.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		72	
(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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