



naomi j ryan  
estate agents



Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage & Driveway



Front & Rear Gardens



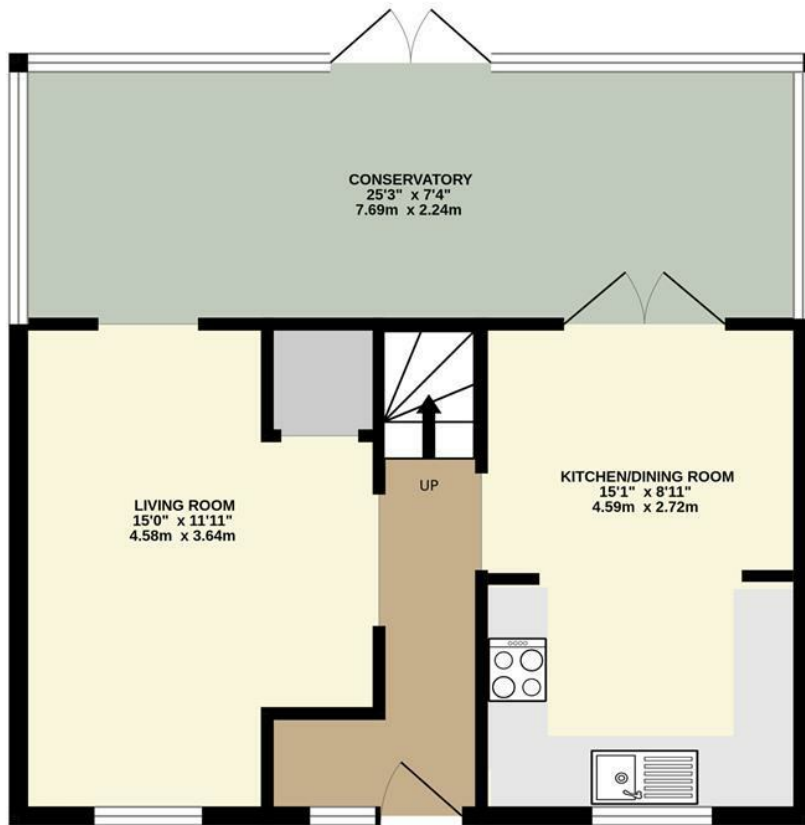
Council Tax Band: C

£325,000 Freehold

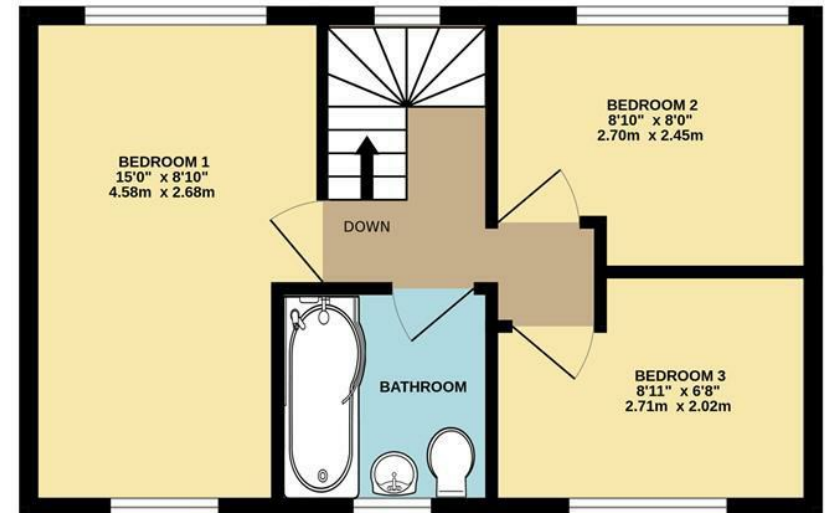
Aller Vale Close,  
, Exeter, EX2 5NH

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

GROUND FLOOR



1ST 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.  
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## SUMMARY

A spacious three-bedroom detached house with a garage and private driveway, located within this popular and well-established residential area. The area offers convenient access to a regular bus service, well-regarded schools, RD&E Hospital, City Centre, and the major road network surrounding the city. The property has views to the rear across the surrounding area and is positioned within a small cul-de-sac.

The accommodation comprises entrance hall, a light dual aspect living room, open plan kitchen/dining room, conservatory, three bedrms, and first floor bathroom.

Outside is a delightful enclosed rear garden, laid to lawn with a raised patio area taking in views across the surrounding area. The front garden is laid to lawn with a variety of mature bushes.

Immediately to the side of the house is the single garage which further off road parking on the private driveway.

Early internal viewing is highly recommended.

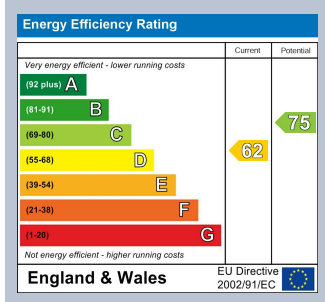
## VIEWING ARRANGEMENTS

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.





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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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