



naomi j ryan
estate agents



Terraced



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Gas Central Heating



Garage and Parking
Space



Enclosed Rear Garden



Council Tax Band: C

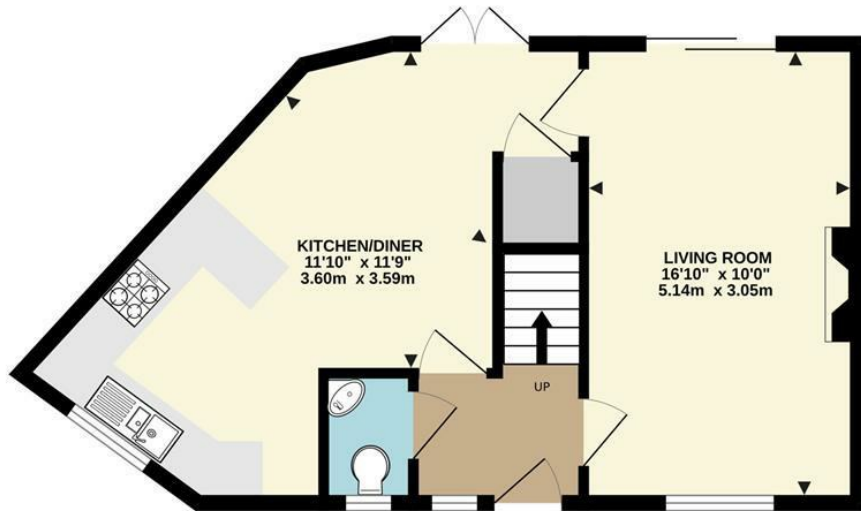
Offers Over £290,000 Freehold

Walsingham Road,

Kings Heath, Exeter, EX2 7RH

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.
Made with Metropix ©2024



SUMMARY

A well presented and deceptively spacious three bedroom family home. Located within the well established and popular residential area of Kings Heath, the property offers excellent access to a variety of local amenities including Digby & Sowton Train Station and the well-regarded Clyst Heath Nursery & Community Primary School as well as the major road networks surrounding the city.

The accommodation is light and spacious throughout comprising in brief, entrance hall, dual aspect living room, WC and kitchen/diner to the ground floor. The rear garden can be accessed from both of the ground floor rooms via French doors. Three good sized bedrooms, an ensuite shower room and a family bathroom are located to the first floor and complete the accommodation. Outside the property enjoys a low maintenance rear garden laid predominantly to patio and decorative stone chippings. A gate provides pedestrian access to the single garage and parking space.

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.

LETTINGS POTENTIAL

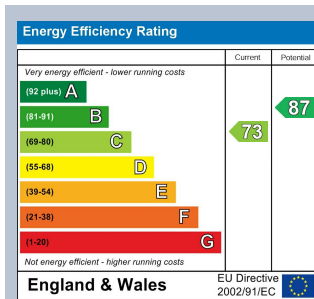
Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1200 per calendar month, providing a gross rental yield of 5%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

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.



naomi j ryan
estate agents



 **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