



naomi j ryan
estate agents



Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Allocated Parking
Space



South Facing Garden



Council Tax Band: B

£280,000 Freehold

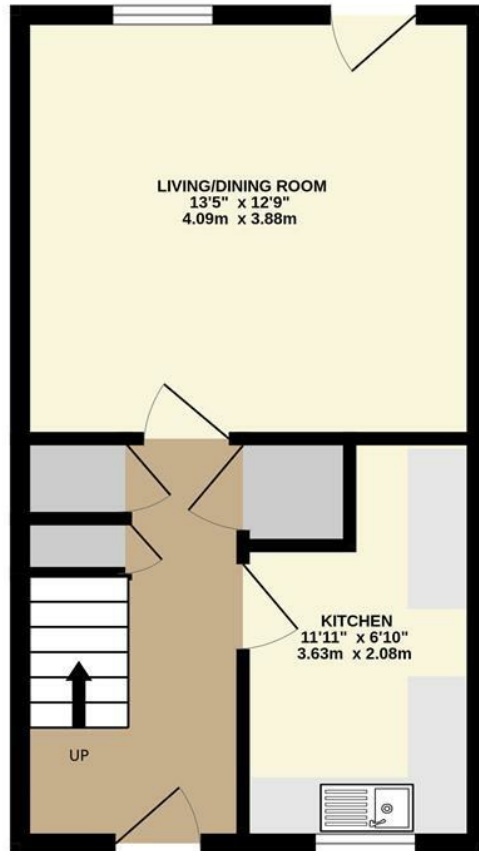


Gordons Place,

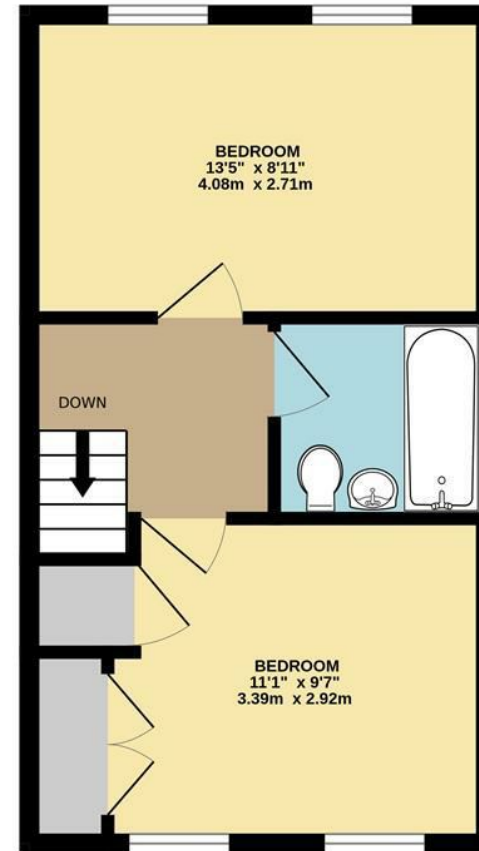
Heavitree, Exeter, Devon, EX1 2RF

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR





SUMMARY

This well-presented two-bedroom terraced house is being sold with no onward chain and is located in this established residential area. The property is conveniently located within walking distance of the RD&E Hospital and a wide range of amenities including shops, a Tesco Express, restaurants, banks, a doctor's surgery, and a regular bus service into the City Centre with its wider range of facilities. Heavitree Park is a short walk from the property with the newly opened ParkLife Cafe.

Offering light and spacious accommodation with newly fitted carpets to the stairs and first floor, the property comprises entrance hall, modern kitchen with integrated dishwasher and freestanding cooker, living/dining room with direct access to the rear garden, two double bedrooms, and a modern first-floor bathroom.

Outside is a delightful enclosed south-facing rear garden. A paved patio with a pergola provides a pleasant seating area overlooking the garden. The garden is laid to lawn with borders planted with various shrubs.

One allocated parking space is located a short walk from the property.

Early internal viewing is highly recommended.

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 £1,100 per calendar month, providing a gross rental yield of 4.7%. 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

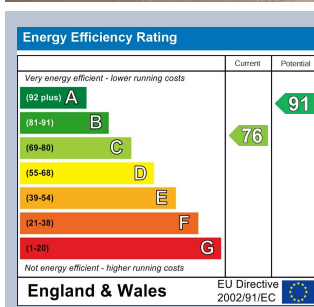
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the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

AGENTS NOTE

The property is being sold with no onward chain.



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