



naomi j ryan
estate agents



Terraced House



Bedrooms: 2



Bathrooms: 1



Receptions: 2



Gas Central Heating



On Street Residents
Permit



Courtyard Garden



Council Tax Band: B

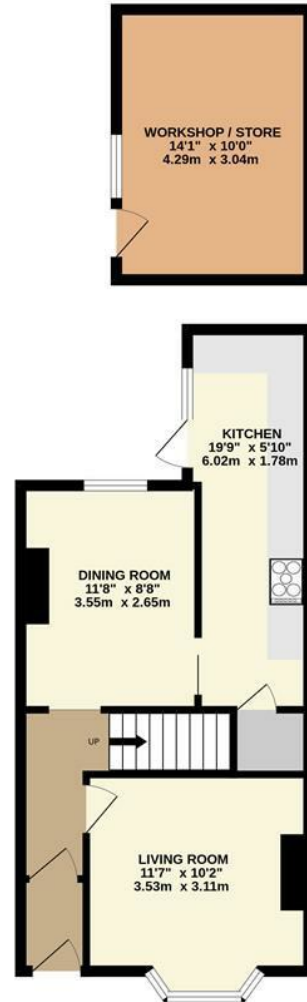
£270,000 Freehold

Stuart Road,

Heavitree, Exeter, EX1 2SZ

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



SUMMARY

A spacious two double bedroom terraced house occupying a prime position in central Heavitree and being sold with no onward chain. Located in this highly sought-after and popular residential area the property offers convenient access to well-regarded primary & secondary schools, The Royal Devon & Exeter Hospital and a wide range of independent shops, cafes and amenities on Heavitree Fore Street. The popular Heavitree Pleasure Ground is also located close by offering a range of leisure activities and Park Life Community Cafe. A regular bus service can be found nearby, and the property is also well situated for access to major road links, including the M5 and A30.

The accommodation comprises entrance hall, living room with bay window, separate dining room, kitchen, two double bedrooms, first-floor bathroom, and gas central heating.

Outside is an enclosed courtyard garden which offers scope to create more space with removal of the former garage/store, depending on a buyer's requirements. The former garage provides useful storage space/ workshop potential. A gate provides access to a rear access lane to the rear of the house.

Early internal viewing is highly recommended.

AGENTS NOTE

The property is being sold with no onward chain

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

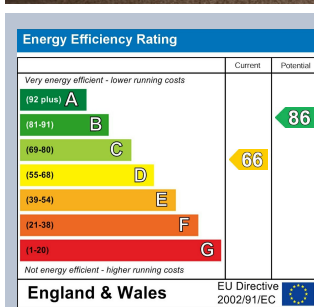
REFERRAL FEE DISCLOSURE

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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