



naomi j ryan
estate agents



End Terrace



Bedrooms: 3



Bathrooms: 2



Receptions: 2



Gas Central Heating



Garage and Parking
Space



Enclosed Garden



Council Tax Band: D

£332,950 Freehold

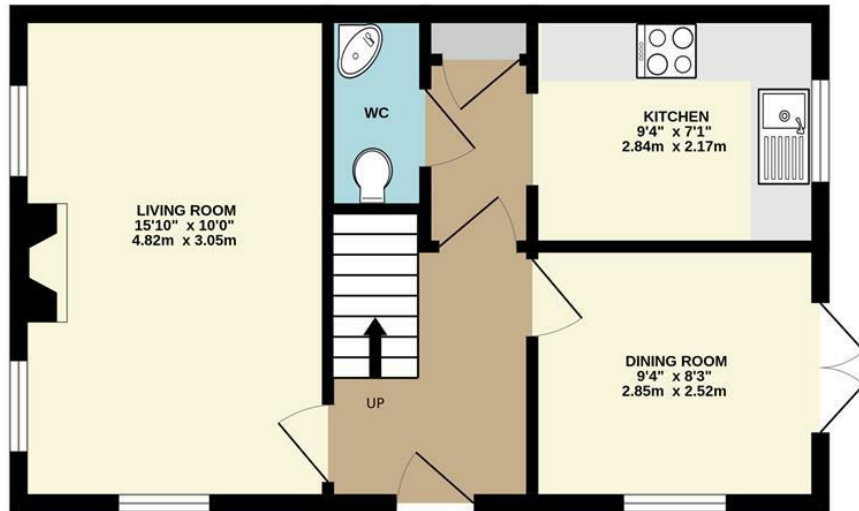


Walsingham Place,

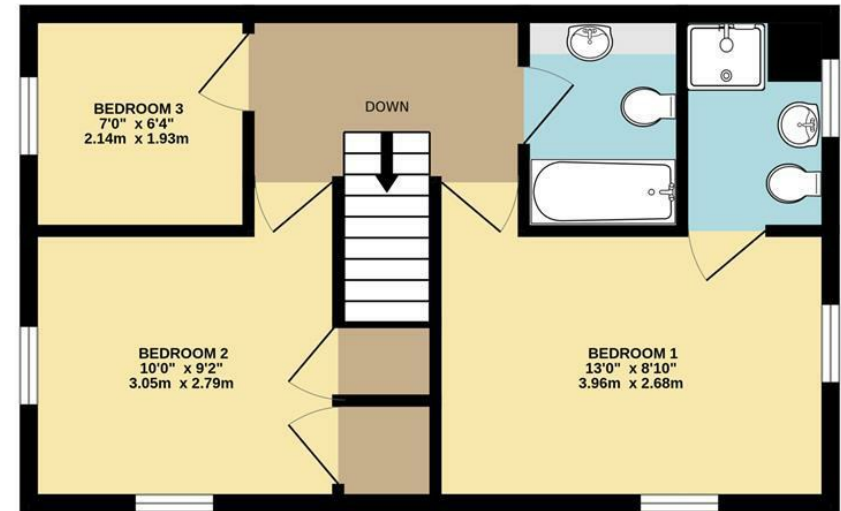
Kings Heath, Exeter, EX2 7RG

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 light and spacious three-bedroom house situated in the 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.

Being sold with no onward chain, the property comprises entrance hall, dual aspect living room, separate dining room, modern kitchen, ground floor cloakroom, three good-sized bedrooms (one ensuite), family bathroom, gas central heating, and double glazing.

Outside is a well-maintained enclosed rear garden, laid to lawn with a paved patio area. A gate provides access to a pathway which leads to the parking area where there is a single garage is located beneath a nearby coach house. There is one additional parking space directly in front of the garage. A second gate provides access to the front of the house where there is a small enclosed area of garden, laid to lawn.

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 £1,250 per calendar month, providing a gross rental yield of 4.5%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

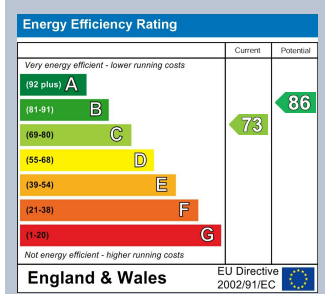
REFERRAL FEE DISCLOSURE

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