



naomi j ryan
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Gas Central Heating



Single Garage &
Parking Space



Enclosed Rear Garden



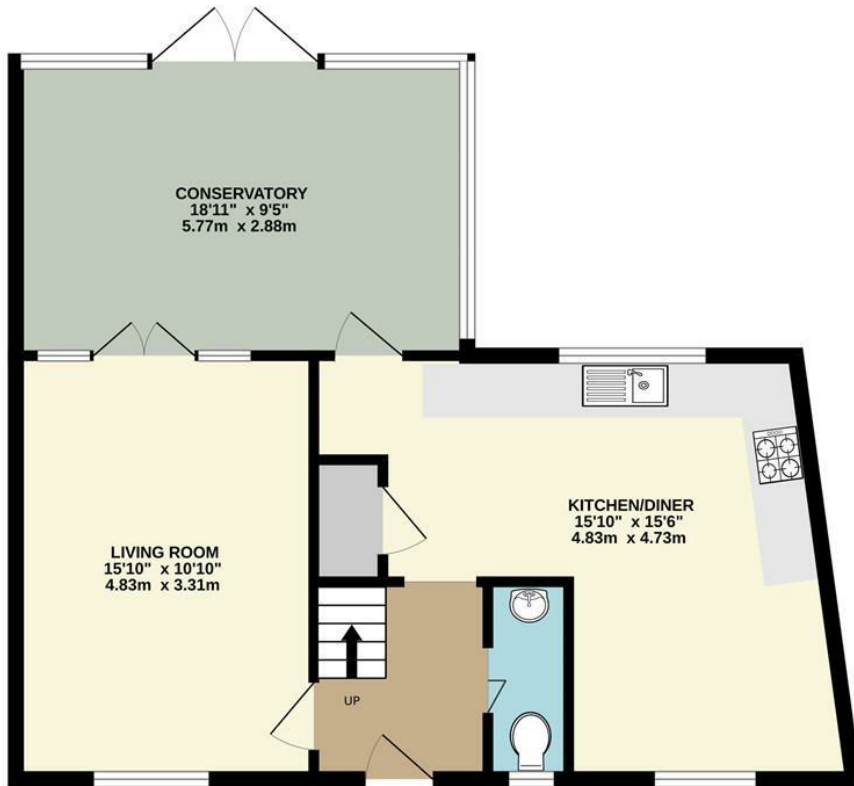
Council Tax Band: B

£340,000 Freehold

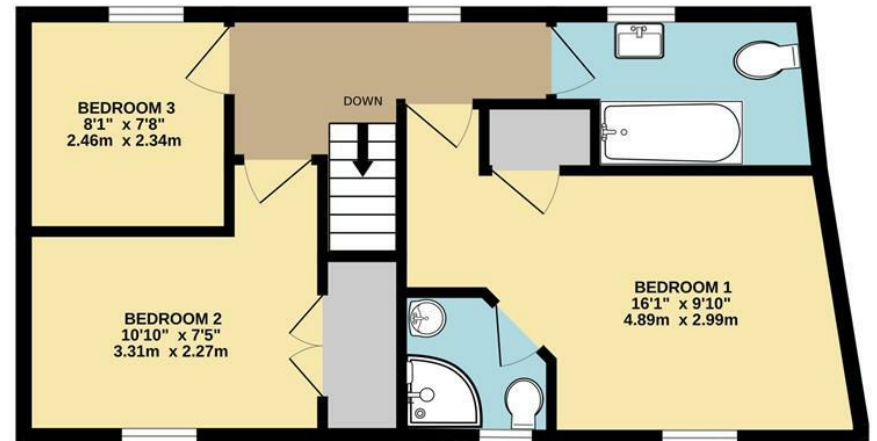
Walsingham Road,
Kings Heath, Exeter, EX2 7RH

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.
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SUMMARY

A superbly 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.

Perfectly suited to modern family life, the accommodation has been well maintained and updated by the current owners. Offering generous and well-proportioned rooms throughout, the accommodation comprises in brief, entrance hall, dual aspect living room, cloakroom, kitchen/diner fitted with a stylish and contemporary kitchen and a conservatory enjoying a view across the rear garden. To the first floor are three generously sized bedrooms, all benefiting from a form of storage cupboard/fitted furniture, an ensuite shower room and a family bathroom. Outside the property enjoys a beautifully maintained rear garden with a sunny southerly aspect and offering a good degree of privacy. The garden is predominantly comprised of lawn with mature shrub & flower borders and a patio providing a pleasant seating area. A rear gate offers pedestrian access to the garage and parking area. A single garage is located beneath a nearby coach house. There is one additional parking space directly in front of the garage.

Naomi J Ryan Estate Agents are delighted to bring this wonderful property to the market and highly recommended internal viewing.

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.

AGENTS NOTE

The single garage is leasehold with a peppercorn rent of £20 per annum.

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.



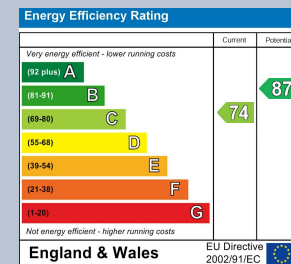
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THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk



BRITISH
PROPERTY
AWARDS

2022



GOLD WINNER

ESTATE AGENT
IN EXETER

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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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