



naomi j ryan  
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Gas Central Heating



Driveway for 2  
Vehicles



Enclosed Rear Garden Council Tax Band: C



Offers Over: £335,000 Freehold

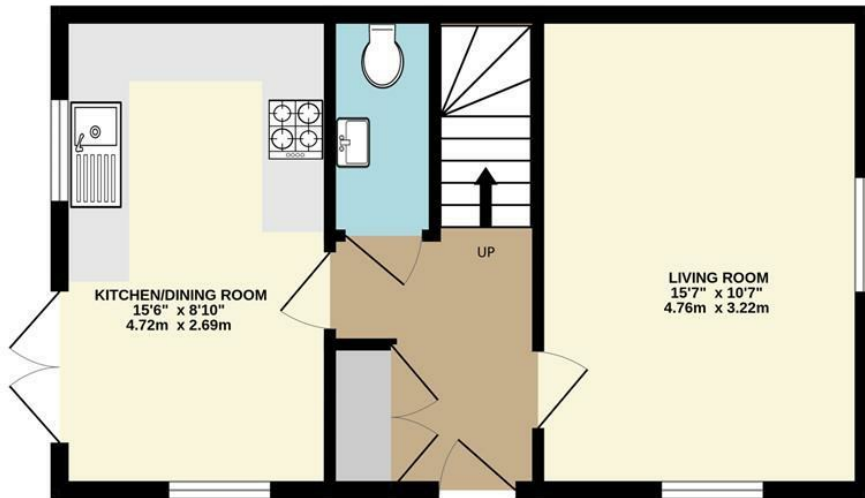


Finch Close,

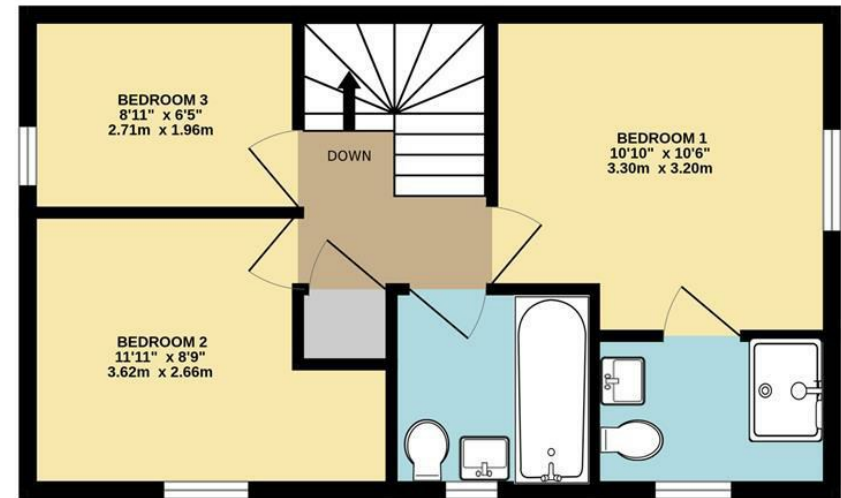
Alphington, Exeter, EX2 0AF

[www.naomijryan.co.uk](http://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 beautifully presented three-bedroom semi-detached house situated on the Victoria Heights development in the sought-after residential area of Alphington. Alphington offers excellent access to a wide range of amenities including local stores, doctors, pharmacy, and church. There is easy access to the major link roads surrounding the city including M5 motorway, A38/A380 and A30.

The spacious accommodation comprises entrance hall, ground floor cloakroom, dual aspect living room, modern fitted dual aspect kitchen/dining room with integrated appliances including dishwasher, fridge/freezer, oven, and hob. Double doors from the kitchen provide access to the garden. On the first floor are three good-sized bedrooms (one ensuite) and a family bathroom.

Outside is an enclosed garden, laid to lawn with a paved patio area. A gate provides access to the front of the house. Off-road parking for up to two vehicles is located to the side of 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 £1,350 per calendar month, providing a gross rental yield of 4.6%. 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		91	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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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