



naomi j ryan  
estate agents



House - Townhouse



Bedrooms: 3



Bathrooms: 2



Receptions: 2



Gas Central Heating



Single Garage &  
Driveway



Enclosed Rear Garden

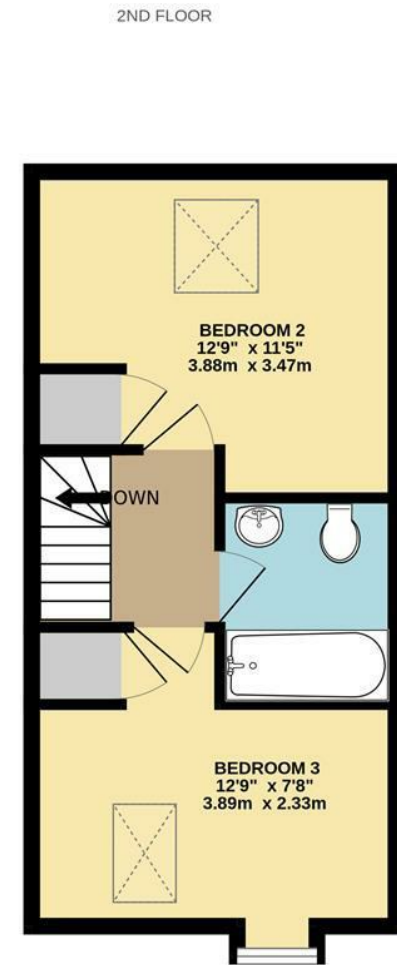
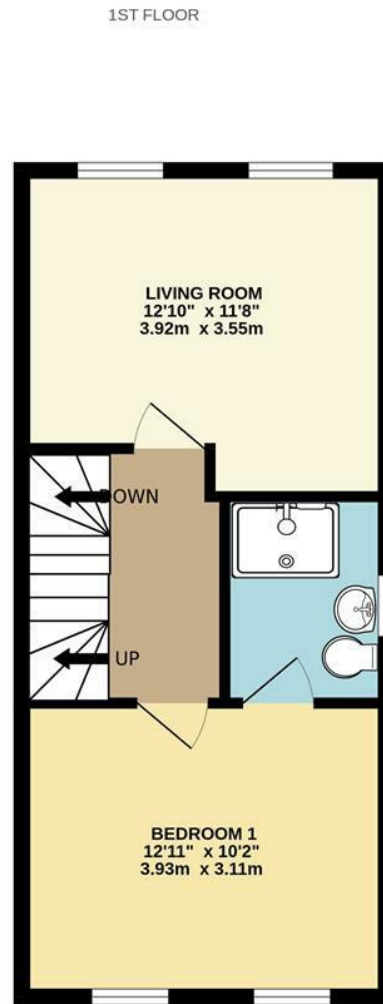
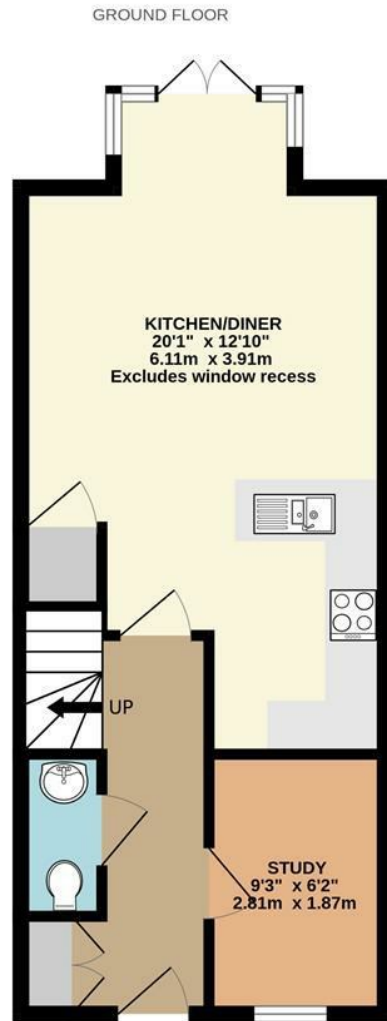


Council Tax Band: D

£325,000 Freehold

Old Park Avenue,  
Westclyst, Exeter, EX1 3WD

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)



## SUMMARY

A light and spacious 3/4 bedroom mid terrace townhouse with garage and driveway parking.

Situated on the modern development of Hillside Gardens the property is conveniently located for access to major road links, and bus route offering a regular service into the City Centre, including the variety of amenities Pinhoe has to offer. Pinhoe Trains Station is also located nearby, offering services to Exeter and London Waterloo.

The property offers versatile accommodation over three floors and superb home working options with the separate ground floor office/study. The spacious accommodation comprises entrance hall with fitted double cupboard, cloakroom, open plan kitchen/dining/family room and a study/small fourth bedroom to the ground floor. A living room and the principle bedroom with ensuite shower room are situated to the first floor with two further double bedrooms and a family bathroom to the second floor.

Outside is a good size and low maintenance rear garden with paved patio. The garden is laid predominantly to lawn with a shrub border. A pathway leads to the back of the garden and around to the rear of the garage. There is another area of garden here and access into the rear of the garage. A driveway, in front of the garage, provides off road parking for two vehicles.

Early internal viewing is highly recommended and a 360 Virtual Tour is available online.

### 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.

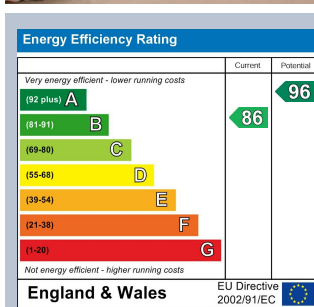
### REFERRAL FEE DISCLOSURE

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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