



naomi j ryan  
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Carport



Front & Rear Gardens



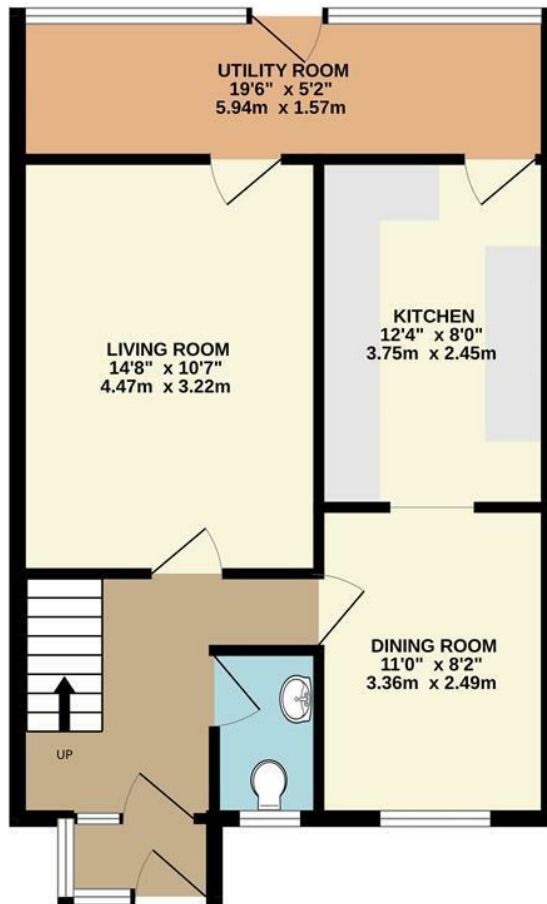
Council Tax Band: C

£270,000 Freehold

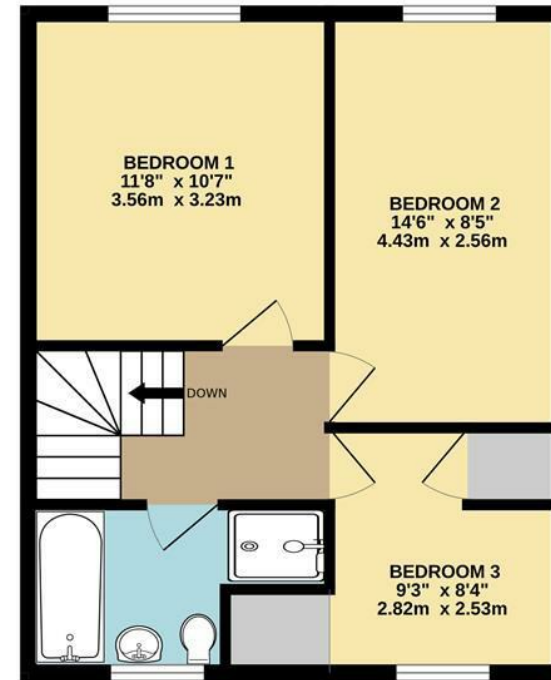
Marypole Walk,  
Stoke Hill, Exeter, EX4 7HB

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

GROUND FLOOR



1ST FLOOR



## SUMMARY

A well presented three bedroom mid link property occupying a tucked away position along a pedestrian walkway. The property offers convenient access to the University of Exeter's Streatham campus and the City Centre. Stoke Hill Infant & Junior School is within walking distance, as is a local corner shop, takeaway and bus stop offering a regular service.

The accommodation comprises in brief, entrance porch, hallway, living room, dining room, kitchen, utility area and WC to the ground floor. Three generously sized bedrooms and a bathroom fitted with a four piece suite are situated to the first floor and complete the accommodation. Outside the property enjoys both front and rear gardens, landscaped with ease of maintenance in mind. A carport can be accessed via the rear of the property and provides off road parking for one vehicle.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

### 360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

### VIEWING ARRANGEMENTS

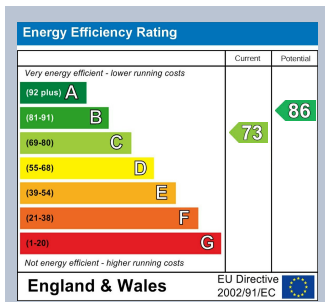
Strictly by appointment with Naomi J Ryan Estate Agents.

### 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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