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Detached



Bedrooms: 4



Bathrooms: 1



Receptions: 1



Gas Central Heating



Car Port



Enclosed Front & Rear Gardens



Council Tax Band: E

Guide: £450,000 Freehold

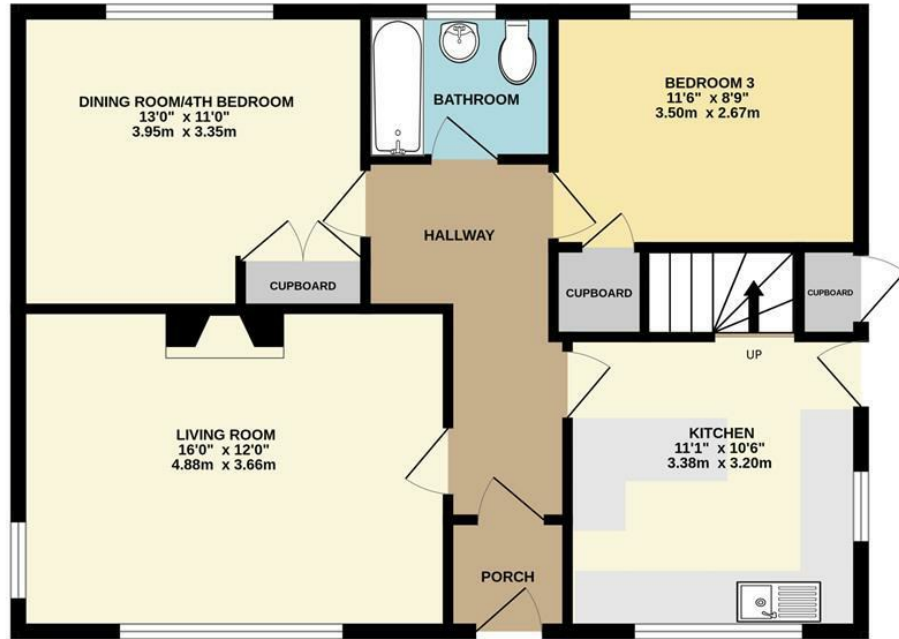
Topsham Road,

Exeter, Devon, EX2 6AN

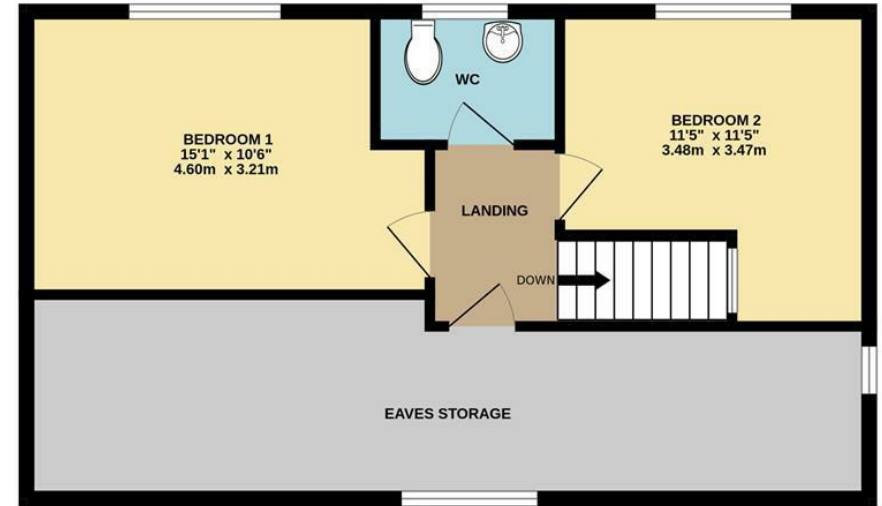
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GROUND FLOOR



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 spacious 3/4 bedroom detached chalet bungalow offering excellent scope for improvement with generous gardens and off road parking. Situated in this highly convenient position, the property offers excellent access into the City Centre by road and bus and is within walking distance of Isca Academy.

The accommodation comprises entrance porch, hallway, dual aspect living room, separate dining room/fourth bedroom, kitchen, ground floor bathroom, first floor cloakroom, three double bedrooms, and gas central heating.

Outside is a beautifully maintained rear garden, laid mostly to lawn with well stocked borders. A car port to the rear of the garden is accessed via private lane. To the front of the property is a further area of enclosed garden with mature shrubs and with decorative stone chippings.

Early internal viewing is highly recommended.

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

## REFERRAL FEE DISCLOSURE

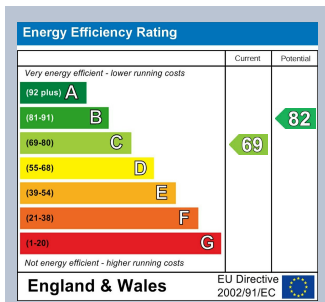
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the 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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