



naomi j ryan
estate agents



Link-Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Gas Central Heating



Garage and Private
Driveway



Front & Rear Gardens



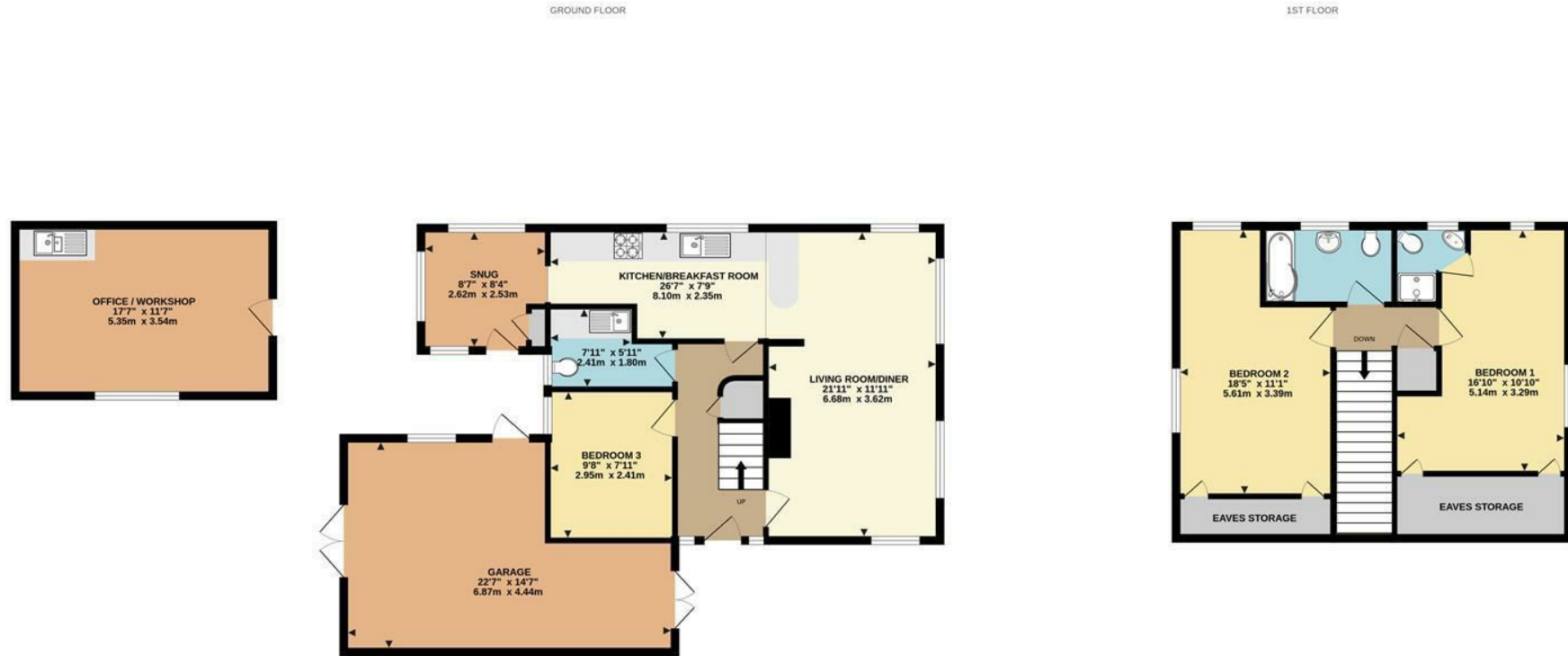
Council Tax Band: E

Offers In Excess Of
£465,000 Freehold



Dorset Avenue,
Higher St Thomas, Exeter, EX4 1NB

www.naomijryan.co.uk



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 link detached property located within the popular residential area of Higher St Thomas. Occupying an elevated position this property enjoys views across Exeter towards the City Centre & Exeter Cathedral and is also conveniently placed for access to local amenities. Access to the major road network surrounding the city is within easy reach as are well-regarded schools, a regular bus service and Exeter's City Centre & Historic Quayside.

The extended accommodation offers versatile living space that is well presented, light, spacious, and versatile throughout. In brief, the accommodation comprises entrance hall, living room/diner with feature Parquet flooring which opens into a contemporary kitchen/breakfast room, snug/home office space, bedroom 3, and a utility room with WC. To the first floor are two spacious double bedrooms, one with an ensuite shower room, and a family bathroom.

Occupying a generous plot the property offers well-maintained gardens to both the front and rear aspects, the rear garden enjoying a sunny southwesterly aspect. Laid predominantly to lawn and patio the rear garden provides a pleasant seating area which enjoys a good degree of privacy. Further features include a driveway providing ample off-road parking and a large garage with power and lighting.

Within the rear garden and included in the sale is a detached home office/potential workshop that has power, light, water, and air conditioning fitted.

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

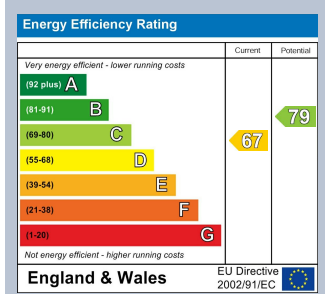
VIEWING ARRANGEMENTS

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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