



naomi j ryan
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



On Street Parking
Available



South Facing Rear
Garden



Council Tax Band: B

£235,000 Freehold



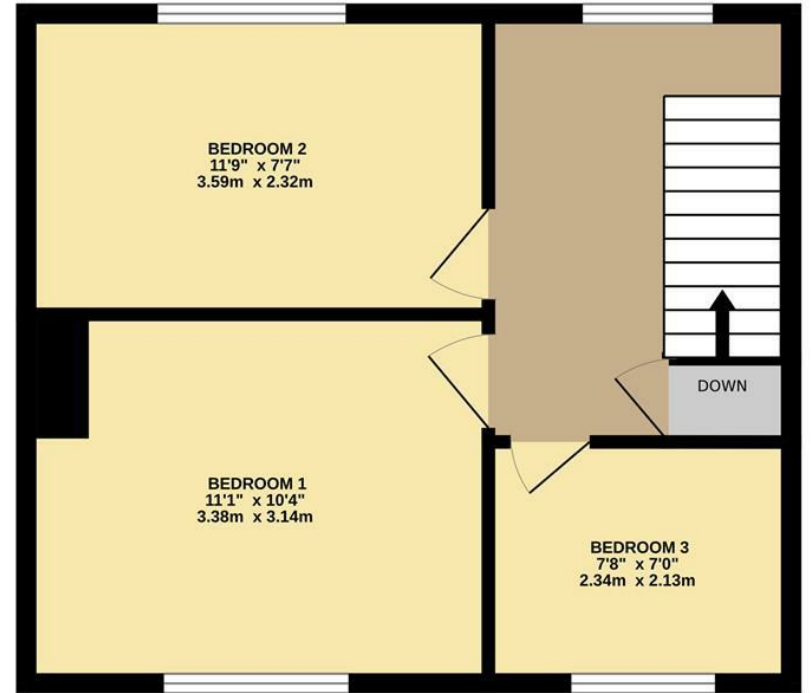
Barley Mount,
Redhills, Exeter, EX4 1RR

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 well presented three bedroom home with a generous south facing rear garden offered to the market for sale with no onward chain. Situated within this established residential area, the property offers excellent access to local amenities including well-regarded Primary Schools, St Davids Train Station and a regular bus service into the City is also within easy reach. The property is within walking distance of Exeter's City Centre and Historic Quayside.

The accommodation is light and spacious throughout and comprises in brief entrance hall, living room, kitchen, rear lobby and shower room fitted with a contemporary suite to the ground floor. Three generous bedrooms, located to the first floor complete the accommodation. From the first floor landing, access can be made to a generous, boarded loft space. The property boasts a generous south facing rear garden laid predominantly to lawn and shrub borders. An area of decorative stone chippings offers a pleasant seating area.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale with no onward chain 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

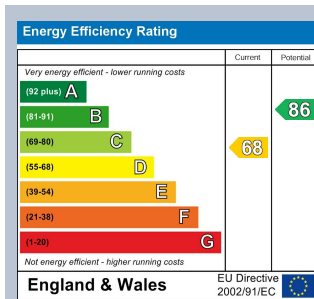
Strictly by appointment with Naomi J Ryan Estate Agents.

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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