



naomi j ryan
estate agents



Mid Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage



Front & Rear Gardens



Council Tax Band: B

£250,000 Freehold

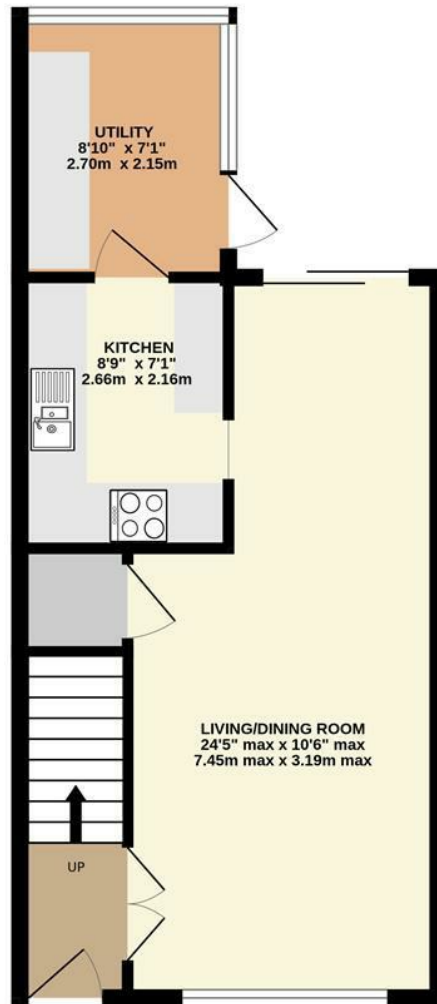


Ash Farm Close,

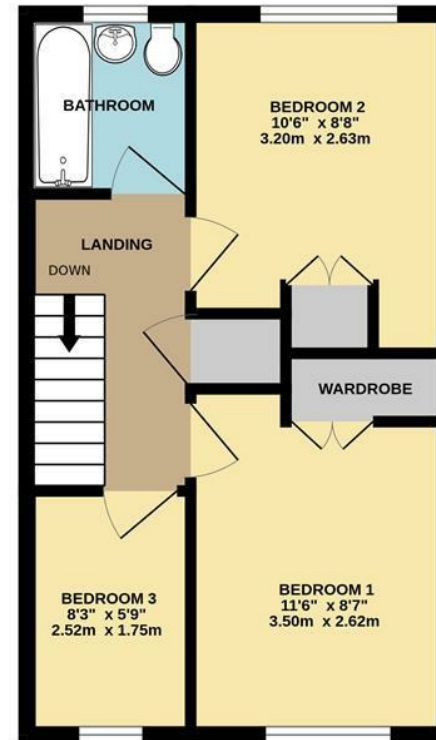
Pinhoe, Exeter, EX1 3TD

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR





SUMMARY

Guide Price £250,000 - £260,000. A well-presented three-bedroom terraced house located within this established residential area of Pinhoe. The property offers excellent access to Pinhoe's wide range of amenities on offer in Pinhoe village such as a Spar Shop, Pharmacy, Public House, Butchers, and eateries, all within easy reach. Pinhoe Train Station is within walking distance of the property and offers services into Exeter and London Waterloo.

The house has a light and spacious feel throughout with accommodation comprising entrance hall, dual aspect open plan living/dining room, modern kitchen with hi-gloss fitted units, useful utility room, three bedrooms (two with fitted wardrobes), and a modern first-floor bathroom.

Outside is an enclosed rear garden, laid to lawn, with a raised decked area providing a pleasant seating area. A gate provides pedestrian access to the rear. To the front is a further area of garden laid to lawn. A single garage is located in a block nearby.

Early internal viewing is highly recommended.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

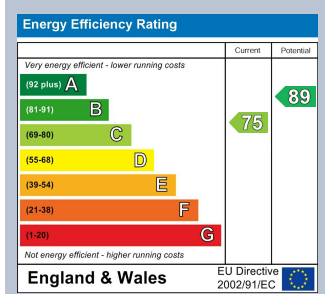
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,200-1,250 per calendar month, providing a gross rental yield of 5.5-5.8%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.



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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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