



naomi j ryan  
estate agents



House - Terraced



Bedrooms: 4



Bathrooms: 1



Receptions: 2



Gas Central Heating



On Street - Permit  
Required



Enclosed Rear Garden



Council Tax Band: C

£325,000 Freehold



Portland Street,  
Newtown, Exeter, EX1 2EG

[www.naomijryan.co.uk](http://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 deceptively spacious, four bedroom townhouse offered to the market for sale with no onward chain. Occupying a highly convenient position, the property enjoys access to a range of local amenities within walking distance. Waitrose is located close by, as is Belmont Park, well regarded schools and the city centre a little further afield.

The accommodation is light and spacious throughout comprising in brief, entrance hall, living room, dining room, sun room, kitchen and shower room to the ground floor. Two double bedrooms and a WC are located to the first floor, two further double bedrooms to the first floor complete the accommodation. A particular feature of this property is the rear garden. Beautifully maintained, the garden enjoys a good degree of privacy and offers a pleasant seating area.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

