



naomi j ryan
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Off Road Parking



Generous Rear Garden Council Tax Band: B

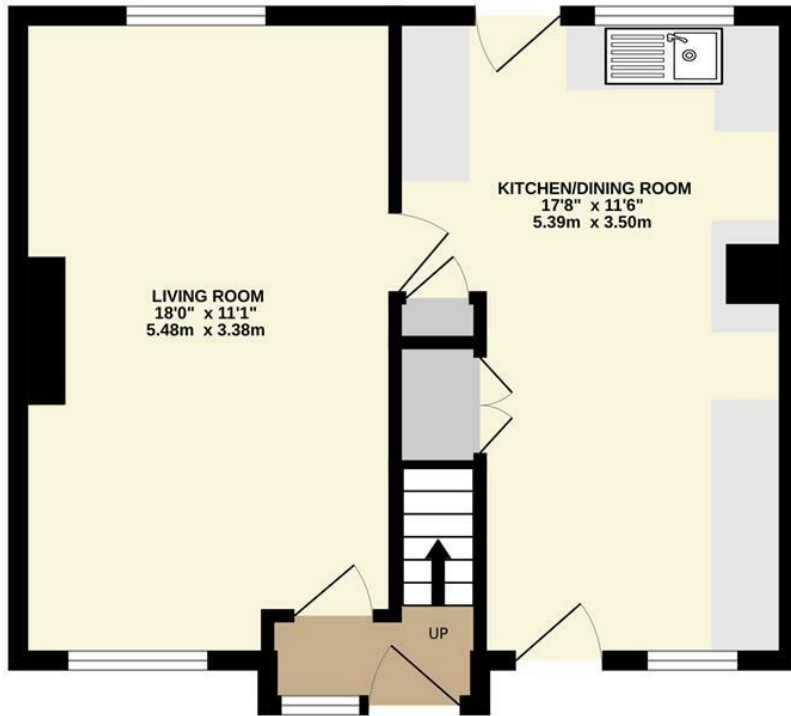
£289,950 Freehold

Thorn Close,

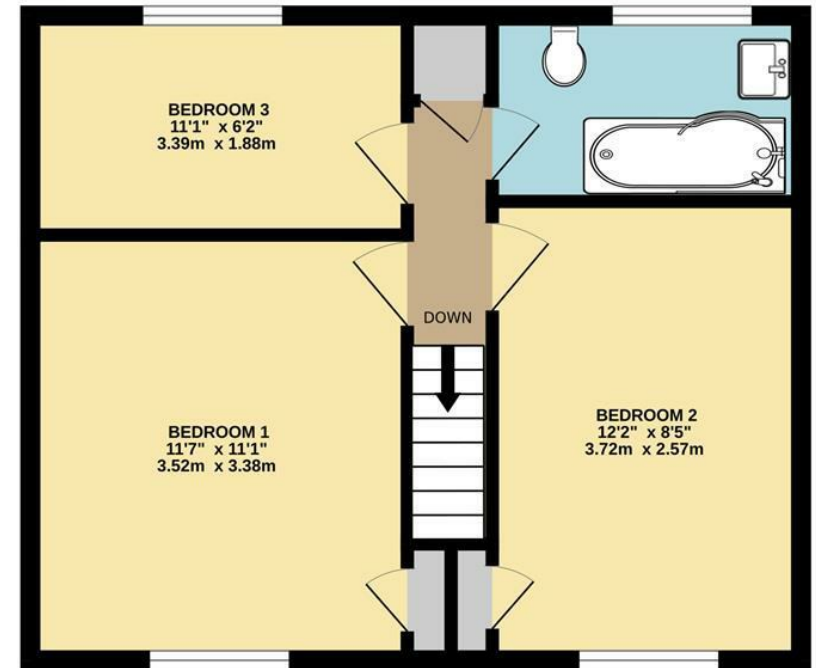
Whipton, Exeter, EX1 3HW

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.
Made with Metropix ©2024



SUMMARY

A wonderful opportunity to acquire this spacious & well presented three bedroom mid terrace property with off road parking and a generous rear garden. Enjoying a pleasant cul-de-sac position, located within the popular residential area of Whipton the property offers convenient access to a regular bus service, well regarded primary and secondary schools and the city centre.

The accommodation is light and spacious throughout comprising in brief, entrance hall, dual aspect living room and kitchen/diner to the ground floor. Three good sized bedrooms and a contemporary bathroom, situated to the first floor, complete the accommodation. Outside the property enjoys a generous rear garden laid predominantly to patio and lawn. The rear garden is a particular feature of this property, enjoying a westerly aspect and a good degree of privacy. The front garden has been utilised in part for parking and provides off road parking for one vehicle.

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

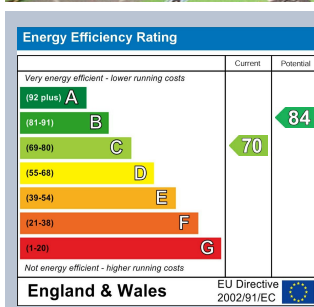
Strictly by appointment with Naomi J Ryan Estate Agents.

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.



naomi j ryan
estate agents



 **naomi j ryan**
estate agents

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.

18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899