



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage and Private
Driveway



Enclosed Rear Garden



Council Tax Band: D

£330,000 Freehold



Carlton Road,

Broadfields, Exeter, EX2 5NS

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 light and spacious three-bedroom semi-detached family home located in the popular residential area of Broadfields. The property is conveniently positioned for access to local amenities including a regular bus service, Royal Devon & Exeter Hospital, City Centre and the major road network surrounding the city. Well-regarded primary & secondary schools are also within easy reach.

The well-presented accommodation comprises entrance hall, living room, modern open plan kitchen/dining room, conservatory, three good sized bedrooms, bathroom with separate shower, and gas central heating.

Outside is a delightful private rear garden, laid to lawn with a paved patio area providing a pleasant seating area. A door provides access to a useful utility room at the rear of the garage. The garage has an up-and-over door with power and light. In front of the garage is a block paved driveway providing off-road parking. The front garden has been laid with decorative stone chippings for ease of maintenance.

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.



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



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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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