



naomi j ryan
estate agents



House - Semi-Detached



Bedrooms: 2



Bathrooms: 1



Receptions: 2



Gas Central Heating



Driveway



Rear Garden



Council Tax Band: A

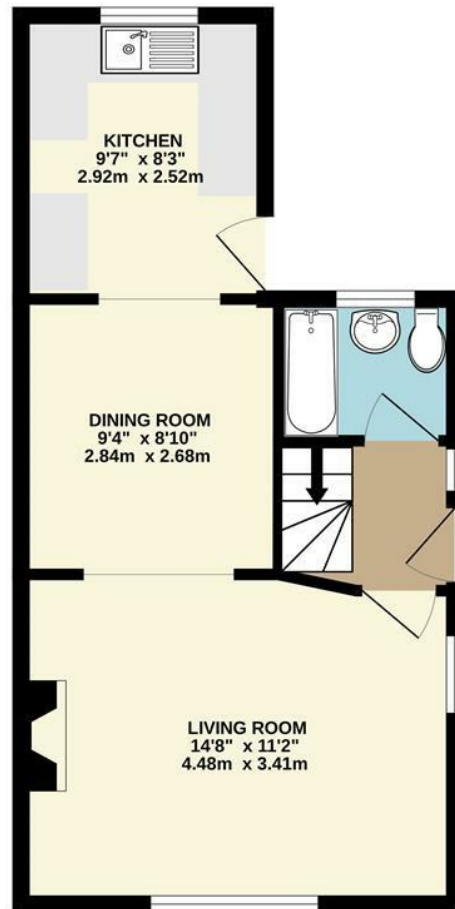
£250,000 Freehold

Lethbridge Road,

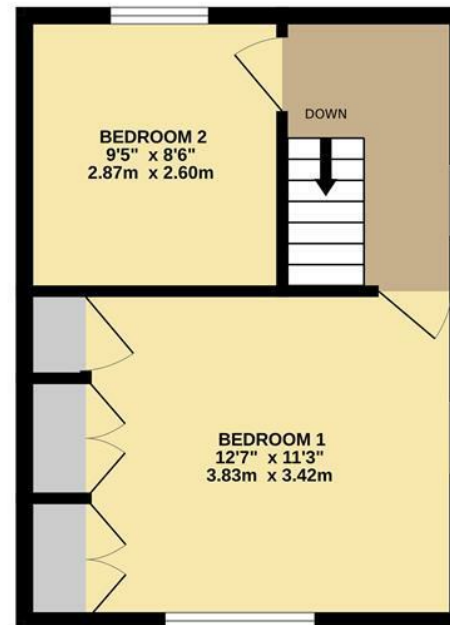
Exeter, EX2 5LE

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR





SUMMARY

An extended and well-presented two-bedroom semi-detached house located within this popular and well-established residential area. The area offers convenient access to a regular bus service, well-regarded schools, RD&E Hospital, City Centre, and the major road network surrounding the city.

The light and spacious accommodation comprises entrance hall, living room, separate dining room, kitchen and a bathroom to the ground floor. Two generous bedrooms, situated to the first floor complete the accommodation.

Outside the property enjoys a fully enclosed rear garden, laid predominantly to artificial lawn bordered by mature shrubs and flowers. Further features include a garden shed and pedestrian access to the front of the property. To the front of the property is a driveway providing off road for two vehicles.

Naomi J Ryan Estate Agents are delighted to offer this property to the market for sale with no onward chain and highly recommend internal viewing.

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.

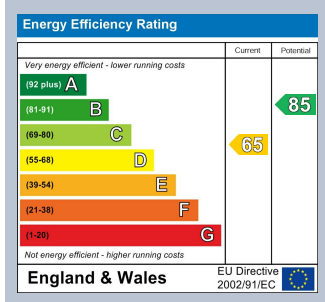
REFERRAL FEE DISCLOSURE

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.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1000 per calendar month, providing a gross rental yield of 4.8%. 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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