



naomi j ryan  
estate agents



Coach House



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage & Parking  
Space



No Garden



Council Tax Band: B

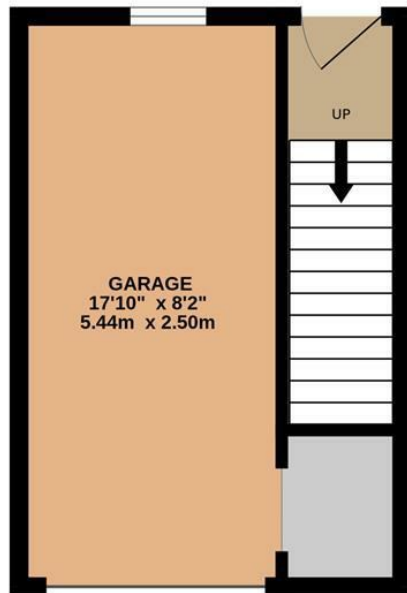
£225,000 Freehold

Dart Walk,

Southam Fields, Exeter, EX2 7QF

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR



FIRST 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.  
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## SUMMARY

A spacious and well-presented two-bedroom coach house in the popular residential area of Kings Heath. The property is being sold with no onward chain and offers excellent access to a variety of local amenities including Digby & Sowton Train Station and the well-regarded Clyst Heath Nursery & Community Primary School as well as the major road networks surrounding the city.

The accommodation comprises entrance hall with stairs up to the first floor landing, a spacious and dual aspect living/dining room, modern fitted kitchen, two double bedrooms, and bathroom. The property has gas central heating and double glazing.

Outside is a small landscaped area with bark chippings and shrubs. To the rear of the property is a single garage. The garage has an up-and-over door, a double-glazed window to the rear, and an understairs storage recess. The garage has good headroom with the potential to create additional storage space if required. There is one parking space in front of the garage.

Early internal viewing is highly recommended.

## AGENTS NOTE

The property is being sold with no onward chain.

## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,100 per calendar month, providing a gross rental yield of 5.7%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

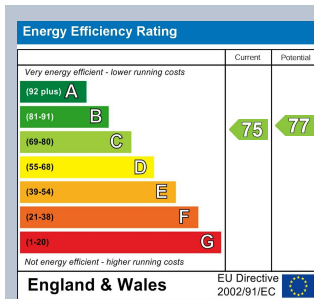
## REFERRAL FEE DISCLOSURE

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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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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