



naomi j ryan  
estate agents



Detached



Bedrooms: 5



Bathrooms: 2



Receptions: 2



Gas Central Heating



Garage & Private  
Driveway



Generous Gardens



Council Tax Band: D

Guide: £500,000 - £515,000  
Freehold

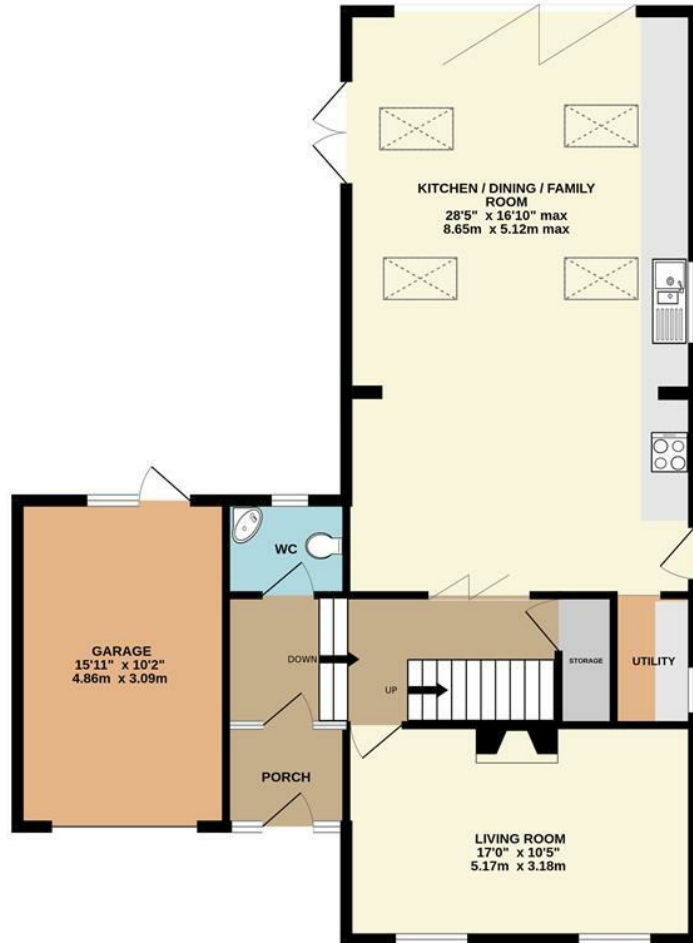


Croft Chase,

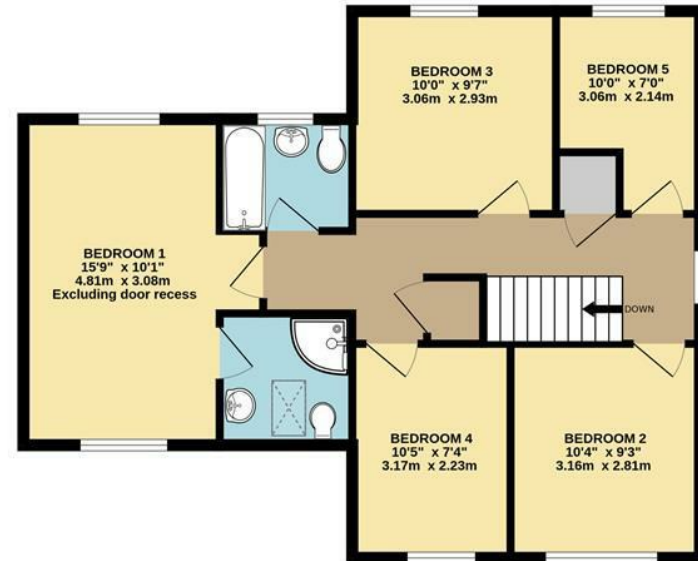
Higher St Thomas, Exeter, EX4 1TB

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

GROUND FLOOR



1ST FLOOR





## SUMMARY

GUIDE PRICE £500,000 - £515,000:

A well-presented and extended five-bedroom detached house located within the popular residential area of Higher St Thomas. Occupying an elevated position this property enjoys views across Exeter towards the City Centre & Exeter Cathedral and is also conveniently placed for access to local amenities. Access to the major road network surrounding the city is within easy reach as are well-regarded schools, a regular bus service and Exeter's City Centre & Historic Quayside.

The property offers versatile accommodation throughout, extended by the current owners with the addition of the superb kitchen/dining/family room. The property comprises entrance porch, hallway, ground floor cloakroom, living room, and a great entertaining space in the extended kitchen/dining/family room. The kitchen is fitted with a comprehensive range of wall and base units with a kitchen island. Integrated appliances include integrated Bosch fridge/freezer, Bosch double oven, Bosch dishwasher, and Bosch hob. Four Velux windows flood the dining area with light and bi-fold doors open directly to the patio area. A separate utility area provides space for a washing machine and White Knight gas-fired tumble dryer (available by negotiation). The first floor has five good-sized bedrooms (one ensuite) and a family bathroom.

Outside are generous and well-maintained gardens. The rear garden is laid mostly to lawn with a wrap-around patio area providing a pleasant seating area. From the top of the garden are superb views over the surrounding area. Three sheds provide useful storage space and there is side access to the front of the property. The single garage has power and light with automatic up and over door. Immediately to the front of the garage is a private driveway providing additional off-road parking.

Early internal viewing is highly recommended.

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

## REFERRAL FEE DISCLOSURE

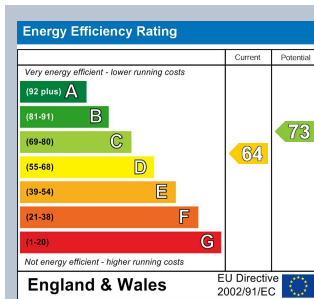
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.



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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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