



naomi j ryan  
estate agents



Detached



Bedrooms: 5



Bathrooms: 2



Receptions: 2



Gas Central Heating



Garage & Private  
Driveway



Generous Gardens



Council Tax Band: D

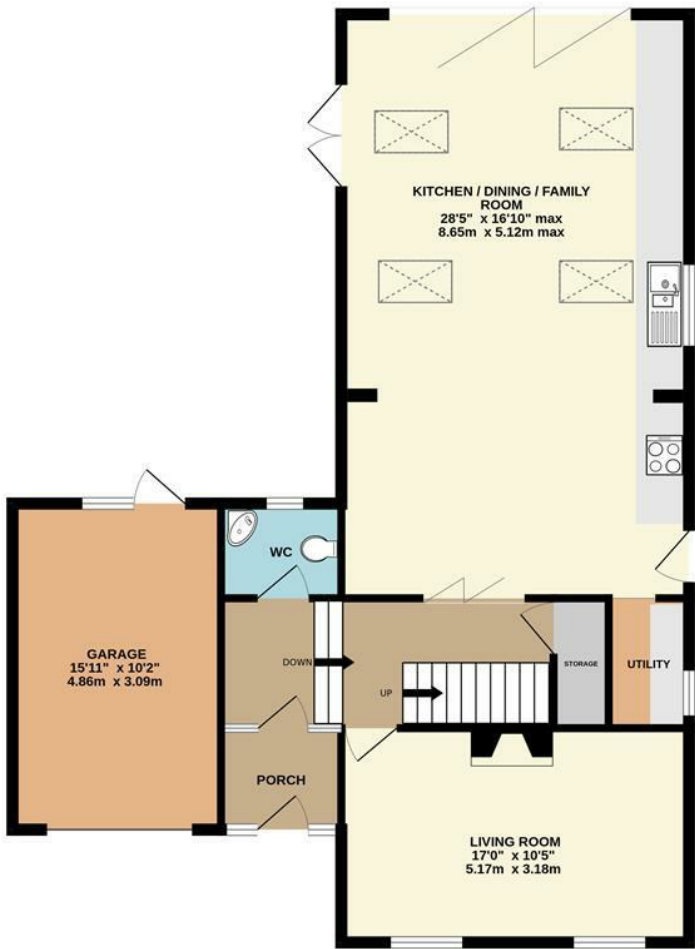
Guide: £500,000 - £515,000  
Freehold

Croft Chase,

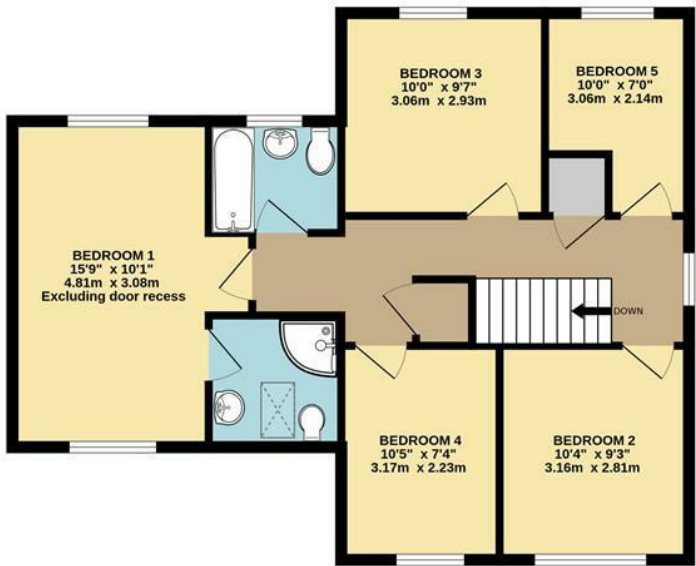
Higher St Thomas, Exeter, EX4 1TB

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

GROUND FLOOR



1ST FLOOR



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

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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