



naomi j ryan
estate agents



Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



2 Allocated Spaces



Front & Rear Garden



Council Tax Band: C

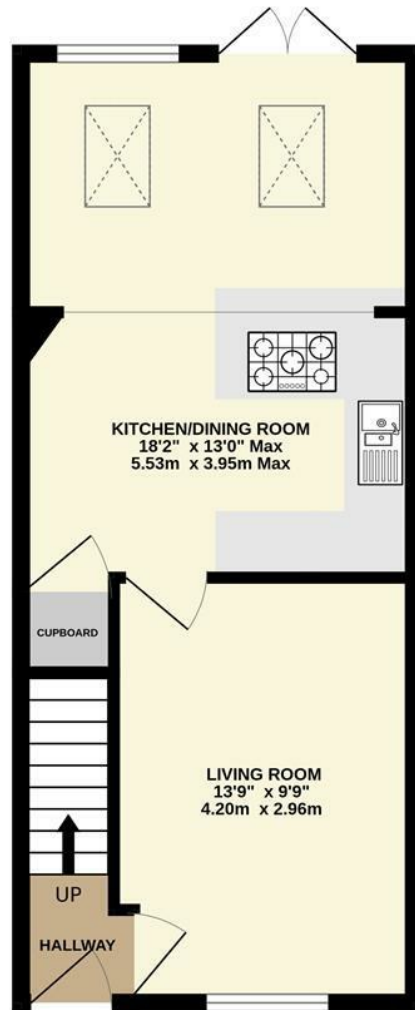
£249,000 Freehold

Ashclyst View,

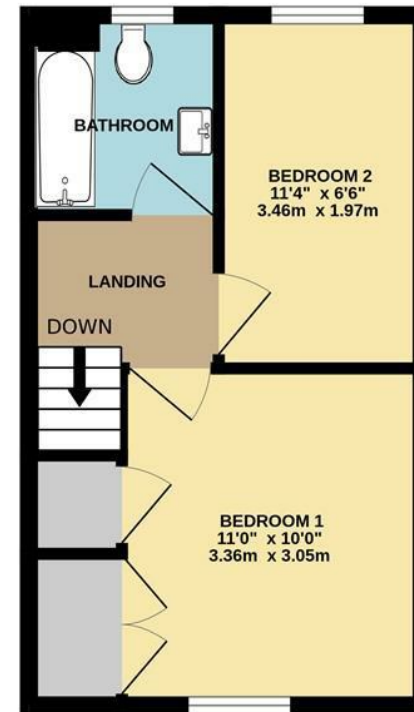
Broadclyst, Exeter, EX5 3NA

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR





SUMMARY

A well-presented and extended two-bedroom property, being sold with no onward chain and located within the sought-after village of Broadclyst. Approximately five miles from Exeter, Broadclyst offers convenient access to the City of Exeter and an array of local amenities including a regular bus service, well-regarded schools and a village store.

Extended on the ground floor, the property offers well-presented accommodation comprising entrance hall, living room, and open plan kitchen/dining room with two skylights creating a light and spacious entertaining space. On the first floor are two good-sized bedrooms (one with built-in wardrobes) and a modern bathroom.

Outside is an enclosed garden which is laid to lawn with seating area. Immediately to the front of the house is a small area of garden, laid to lawn, and two off-road parking spaces (in a tandem style).

Early internal viewing is highly recommended.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

LETTINGS POTENTIAL

The property is currently let for £925 per calendar month, providing a gross rental yield of 4.4%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

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.





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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