



naomi j ryan  
estate agents



End Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Private Driveway



Front & Rear Gardens



Council Tax Band: B

£230,000 Freehold

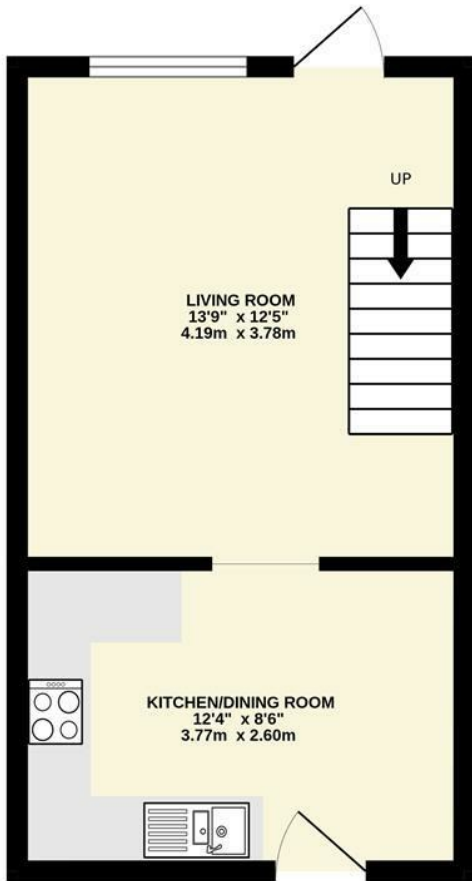


Poundsland,

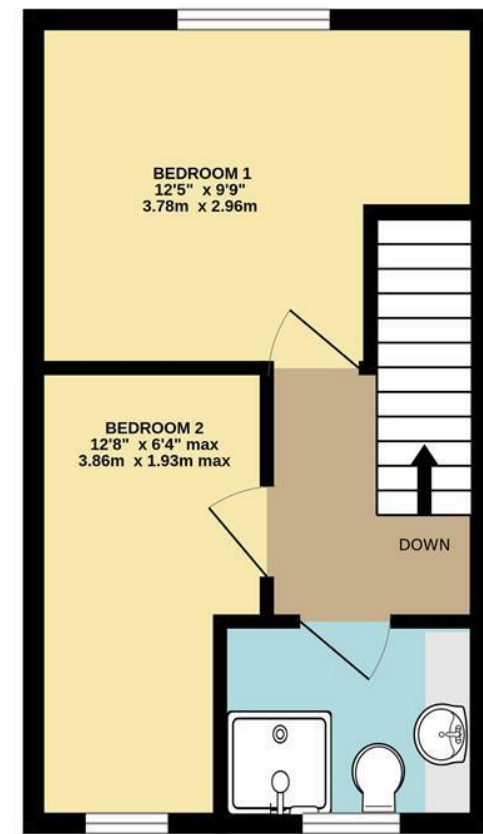
Broadclyst, Exeter, EX5 3HD

[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

A superb opportunity to purchase this two-bedroom end of terrace house, located within the sought-after village of Broadclyst. The property is being sold with no onward chain and is situated approximately five miles from Exeter, Broadclyst offers convenient access into the City of Exeter and an array of local amenities including a regular bus service, well-regarded schools and a village store.

The spacious accommodation comprises kitchen/dining room, living room with direct access to the rear garden, two bedrooms, and a first floor shower room. The property has the potential to extend to the side (subject to any required planning permission).

Outside is a delightful enclosed rear garden, enjoying a delightful sunny aspect and planted with various mature shrubs and plants with a central lawn area. There is a useful garden shed and summerhouse. A gate provides side access to the front of the house where a private driveway provides off-road parking for one vehicle.

Early internal viewing is highly recommended.

## AGENTS NOTE

We believe the property is a Devon Lady Timber Frame build and therefore non-traditional construction. This may affect your ability to obtain mortgage lending on the property and we would recommend speaking with your financial advisor before making an appointment to view.

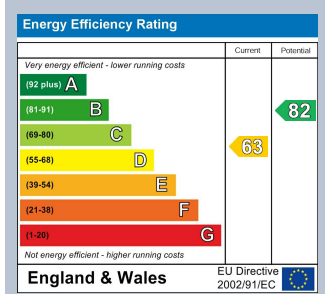
## VIEWING ARRANGEMENTS

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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