



naomi j ryan  
estate agents



Semi Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Heating: Type here



Driveway for 2  
Vehicles



South Facing Garden



Council Tax Band: C

£325,000 Freehold

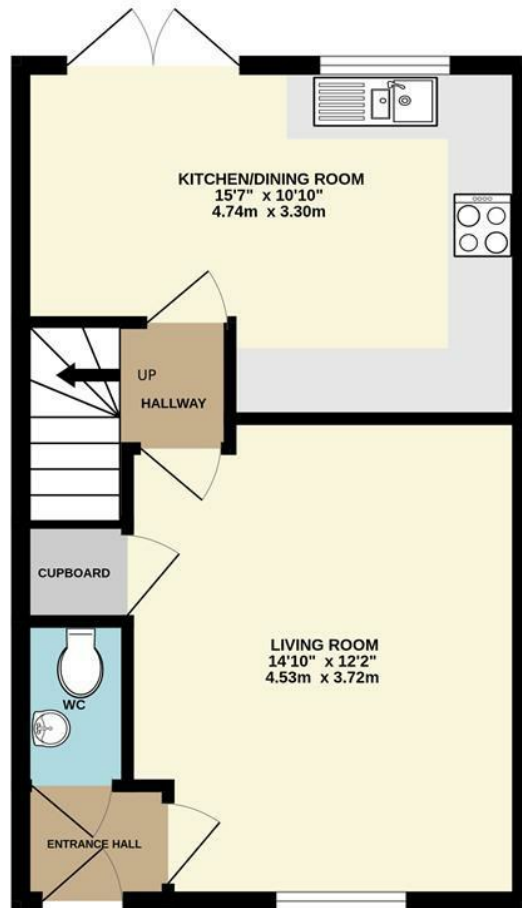


Celtic Close,

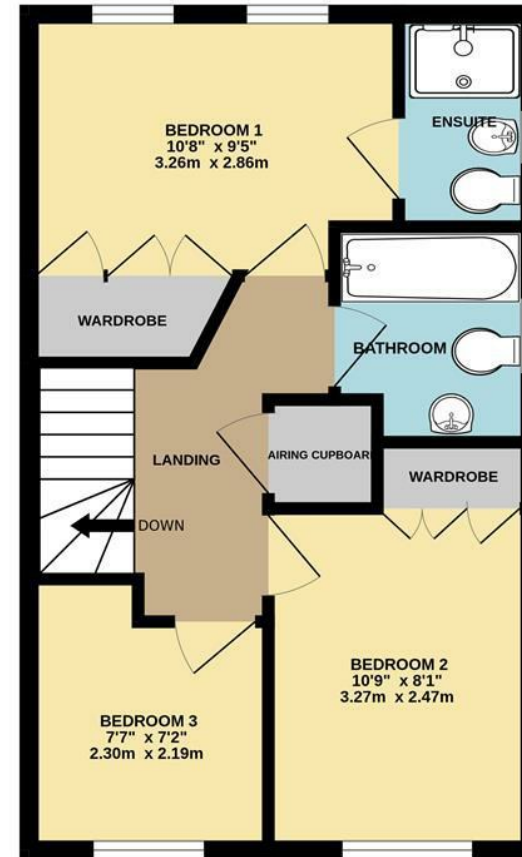
Pinhoe, Exeter, EX1 3DX

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

GROUND FLOOR



1ST FLOOR





## SUMMARY

**NO ONWARD CHAIN:** A beautifully presented three-bedroom semi-detached house offering excellent access to Pinhoe Train Station. The house is set within the Harts Meadow Development and offers excellent access to local amenities in Pinhoe, Exeter Airport, and the M5 Motorway.

Offering light and spacious accommodation throughout, the property comprises entrance hall, ground floor cloakroom, living room, open plan kitchen/dining room with modern hi-gloss white units, and double doors out to the rear garden. On the first floor are three bedrooms and a bathroom, with an ensuite to the primary bedroom.

Outside is a delightful south-facing garden which is laid to lawn and with a paved patio area providing a pleasant seating area. To the side of the house is a driveway providing parking for two vehicles.

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.

## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,350 per calendar month, providing a gross rental yield of 4.7%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

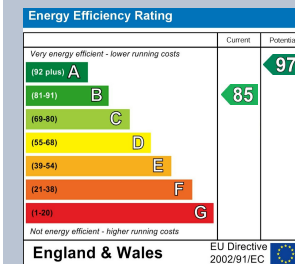


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## THINKING OF SELLING?

Get in touch for a free,  
no obligation valuation.  
Call 01392 215283  
or email  
[enquiries@naomijryan.co.uk](mailto:enquiries@naomijryan.co.uk)



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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