



naomi j ryan  
estate agents



House - End Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 2



Gas Central Heating &  
Electric Fire



On Street - Permit  
Required



Enclosed Garden



Council Tax Band: B

£279,950 Freehold

1 Newcombe Terrace,

Heavitree, Exeter, EX1 2TE

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



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 well presented two bedroom end of terrace property available for sale, located in the heart of the popular residential area of Heavitree. The property is conveniently located within walking distance of the RD&E Hospital and a wide range of amenities including shops, a Tesco Express, restaurants, banks, a doctor's surgery, and a regular bus service into the City Centre with its wider range of facilities. Heavitree Park is a short walk from the property with the newly opened ParkLife Cafe.

The accommodation is light and spacious throughout, retaining original, character features. The property comprises of an entrance hall, bay fronted living room, dining room and kitchen/breakfast room to the ground floor. Two double bedrooms and a generous bathroom are located to the first floor and complete the accommodation. Outside the property enjoys an enclosed garden with rear access to a service alley.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

## MATERIAL INFORMATION

Construction: Brick

Utilities: Mains Gas, Electric, Water & Drainage. Cable & Telephone.

Heating: Gas Central Heating & Electric Fire

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

## 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.

## 360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1200 per calendar month, providing a gross rental yield of 5.14%. If you would like further information regarding this or any aspect of letting a property, | Lettings & Property Management Department.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

