



naomi j ryan
estate agents



Detached House



Bedrooms: 4



Bathrooms: 2



Receptions: 1



District Heating



Garage & Driveway



Enclosed Rear Garden



Council Tax Band: E

£450,000 Freehold



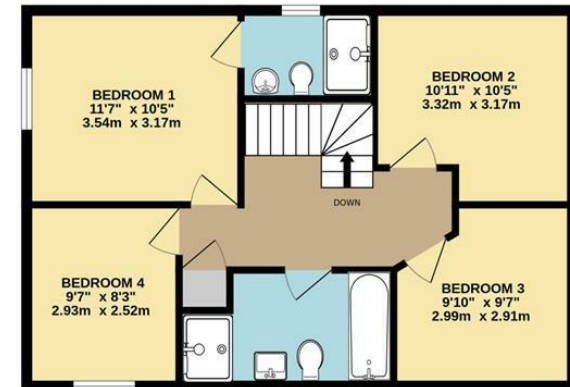
6 Hanniford Gardens,

Exeter, EX1 3GY

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 spacious and well-presented four-bedroom detached house, built by well-regarded builders, Bloor Homes. The property has a delightful outlook to the front over landscaped grounds and country park walks. Located on a modern development on the outskirts of Pinhoe. The property offers excellent access to major road networks, Pinhoe Train Station, and a newly opened convenience store.

The property has a light and spacious feel throughout with accommodation entrance hall, ground floor cloakroom, dual aspect living room with feature bay window with views to the front, a modern kitchen/dining room with a separate utility area and double doors out to the rear garden. On the first floor are four good-sized bedrooms, ensuite shower room, and a bathroom with separate shower.

Outside is a delightful enclosed rear garden with a paved patio providing a pleasant seating area and a section laid to artificial lawn. Steps lead up to a raised decked seating area. A timber-built garden bar and hot tub are available by negotiation separately. A gate provides access to the driveway immediately to the side of the house and a door gives access to the garage. The single garage has power, light, and a roller door to the front.

Early internal viewing is highly recommended.

SERVICE CHARGE

There is an annual service charge of £335, payable to Green Square.

MATERIAL INFORMATION

Construction notes: Tradition construction.

Utilities: Mains water, electricity, and drainage. Current broadband provider: BT.

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>

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.



