



naomi j ryan
estate agents



House - Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



Garage & Driveway



Wrap Around Gardens



Council Tax Band: D

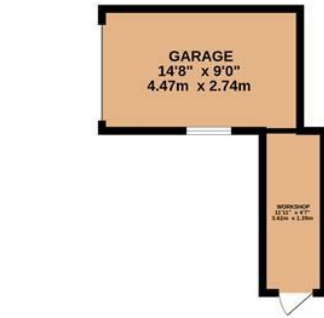
£475,000 Freehold



11A St Loyes Road,
Heavitree, Exeter, EX2 5HQ

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 rare opportunity to acquire this substantial three bedroom semi detached home, occupying a generous plot, situated within this well regarded and established residential area. The property enjoys convenient access to the Royal Devon and Exeter Hospital, Exeter's City Centre, the major road network surrounding the city and the wide range of shops and amenities on Heavitree Fore Street.

The property offers accommodation that is light and spacious throughout, retaining original, character features. In brief the accommodation comprises, Entrance Porch, Hallway, WC, Kitchen/Breakfast Room, Dining Room, Utility Room & Living Room with feature bay window to the ground floor. Three generous bedrooms and a family bathroom, fitted with a four piece suite are situated to the first floor. Further features include, storage into the eaves and access to a generous loft space.

Outside the property enjoys beautifully maintained gardens that wrap around the front, side and rear of the property. The gardens comprise areas of lawn, patios and raised beds planted with a wealth of flowers, mature shrubs and trees. It is wonderful addition to the property, offering a pleasant area from which to enjoy the outdoors and enjoys good degree of privacy. Access can be gained into the single garage & driveway from the garden via a pedestrian gate. In addition to the garage, is a workshop providing further storage.

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 notes: Brick Construction

Utilities: Connected to Mains Gas, Electric, Water & Drainage.

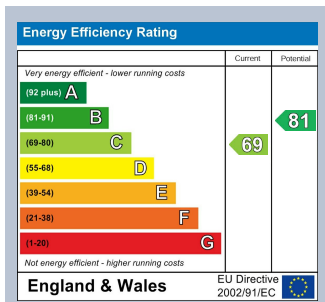
Heating Sources: Gas Central Heating & Gas Fires

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.





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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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