



naomi j ryan
estate agents



End Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage



South Facing Garden



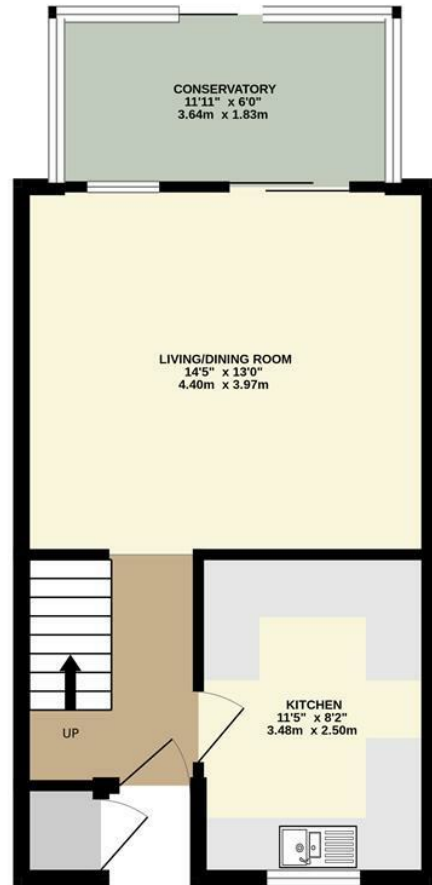
Council Tax Band: C

Guide: £300,000 Freehold

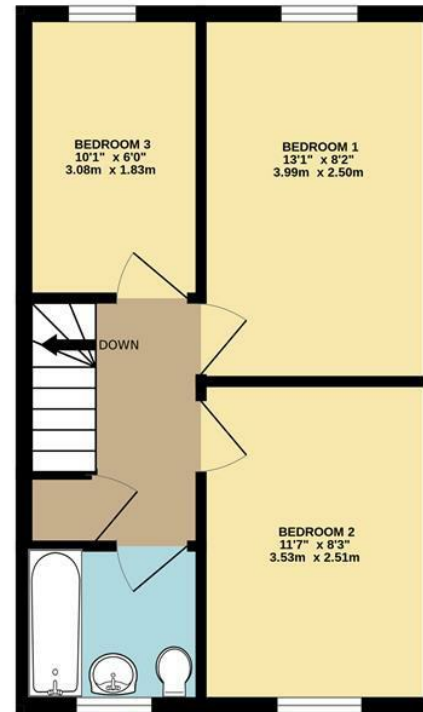
Haven Road,
, Exeter, EX2 8BP

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 well-presented three-bedroom end-of-terrace house with south facing garden and garage. The property is located just moments from Exeter's historic Quayside, which has a picturesque piazza and is conveniently located for access to the city centre.

Offering spacious accommodation throughout, the property comprises entrance hall, modern kitchen, living/dining room with herringbone pattern laminate flooring, conservatory, three good-sized bedrooms and a first-floor bathroom. The property has gas central heating and double glazing.

Outside is a delightful south-facing garden, laid to lawn with a paved patio area. A gate provides access to a rear access lane and a single garage (the second garage from the left-hand side).

Internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Masonry construction with a cavity wall.

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

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>

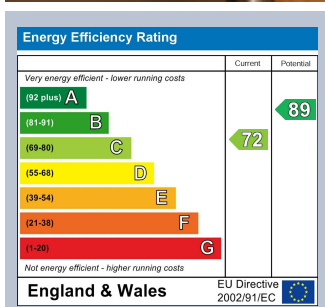
LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,250 per calendar month, providing a gross rental yield of 5%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

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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