



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Gas Central Heating



Driveway for Two
Vehicles



Enclosed Rear Garden



Council Tax Band: C

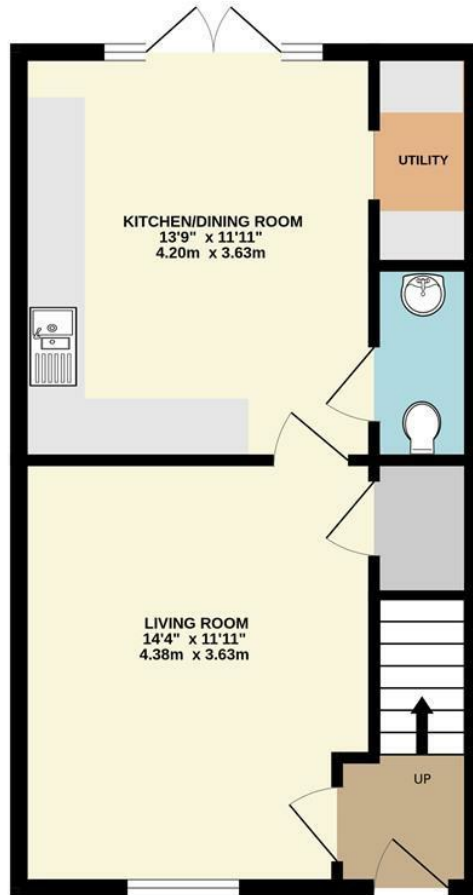
£325,000 Freehold



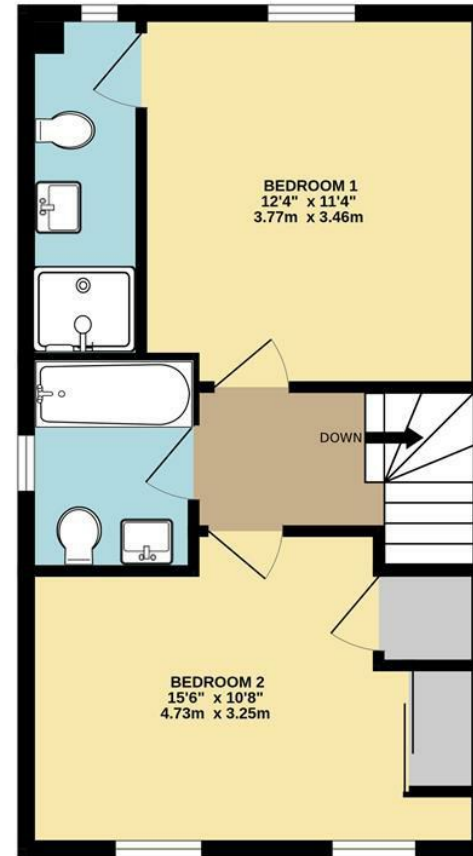
78 Dart Avenue,
Seabrook Orchards, Exeter, EX2 7TX

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



SUMMARY

A modern and well-presented two-bedroom semi-detached house located within the popular development of Seabrook Orchards. Built by well-regarded developer Bloor Homes and offered for sale with no onward chain, the property provides convenient access to local amenities including Trinity CofE Primary & Nursery School, the major road network surrounding the city and rail links at Topsham & Newcourt.

The spacious accommodation comprises entrance hall, living room, superb modern kitchen/dining room with integrated Bosch appliances including hob, oven, fridge/freezer, and a useful utility recess with integrated Bosch washing machine. Double doors from the kitchen open out to the rear garden. On the first floor are two double bedrooms, one with ensuite shower room and the other with fitted wardrobes, and a bathroom.

Outside is a low-maintenance rear garden with an extensive paved patio and steps down to a decked area, both areas providing pleasant seating areas. A garden shed provides useful storage space and a gate gives access to the driveway. Immediately to the side of the house is a driveway providing off-road parking for two vehicles.

Early internal viewing is highly recommended.

AGENTS NOTE

The property is being sold with no onward chain.

An Estate Management Charge of £250 is payable to Seabrook Orchards Management Company on completion.

MATERIAL INFORMATION

Construction notes: Brick construction.

Utilities: Mains water, electricity, gas, 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>

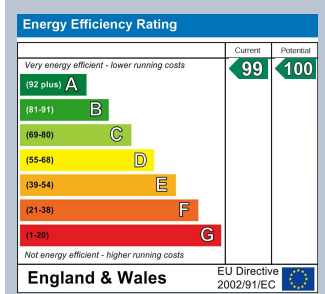
VIEWING ARRANGEMENTS

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.





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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.

18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899