



naomi j ryan  
estate agents



Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 1



Gas Central Heating



Garage & Private  
Driveway



Enclosed Rear Garden



Council Tax Band: E

£465,000 Freehold



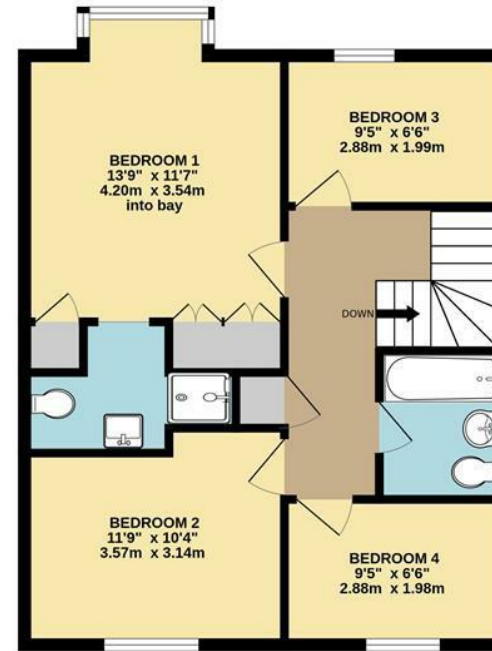
Etonhurst Close,  
Clyst Heath, Exeter, EX2 7QZ

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

GROUND FLOOR



1ST FLOOR







## SUMMARY

A beautifully presented four-bedroom detached family home occupying a highly desirable residential location within Clyst Heath. The property has excellent access to local amenities and major link roads, Digby railway station, and the RD&E hospital park and ride. Situated within a small cul-de-sac, the property enjoys a tree-lined aspect to the front.

Offering spacious accommodation throughout, the property comprises entrance hall, ground floor cloakroom, a superb open plan kitchen/dining room which is very much the hub of the house and provides direct access to the rear garden, and a separate living room area with a bay window to the front. On the first floor are four good-sized bedrooms, a modern ensuite shower room, and built-in wardrobes to the first bedroom, and an additional family bathroom accessed from the first-floor landing.

Outside is a well-maintained and enclosed rear garden. A patio area provides a delightful seating area with a further area of garden laid to lawn. Raised beds are planted with a variety of shrubs. A door provides access to the garage, located immediately to the side of the house with power and light. Immediately in front of the garage is additional off road parking on the private driveway.

Early internal viewing is highly recommended for this superb family home.

## MATERIAL INFORMATION

Construction notes: Brick built.

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

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.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B	75	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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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