



naomi j ryan  
estate agents



House



Bedrooms: 1



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage and  
2 Parking Spaces



Enclosed Garden



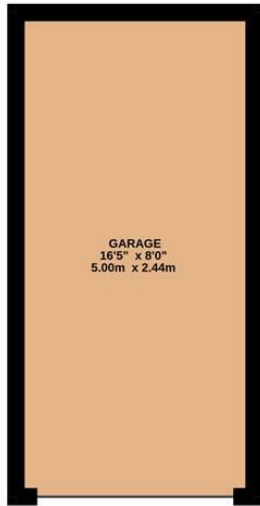
Council Tax Band: B

£195,000 Freehold

4 Sargent Close,  
Heavitree, Exeter, EX1 3HY

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

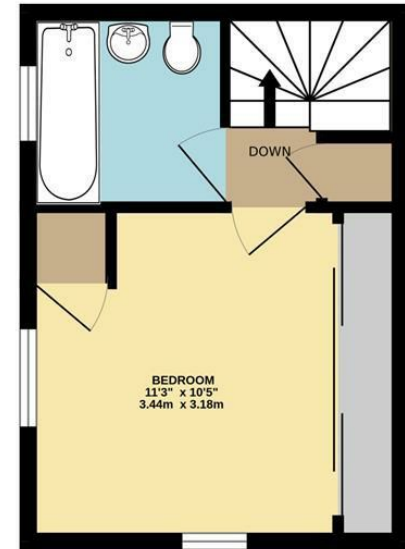
GARAGE



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.  
Made with Metropix ©2024

## SUMMARY

A well-presented one-bedroom house with a garage and additional off-road parking. Situated within a small cul-de-sac, the property is conveniently positioned for access to the City Centre, the major road network surrounding the city, a parade of local shops on Birchy Barton Hill, and a regular bus service.

The spacious accommodation comprises a living room, conservatory, kitchen, dual-aspect double bedroom with floor-to-ceiling fitted wardrobes, and a modern first-floor bathroom.

Outside is a delightful enclosed garden which is paved for ease of maintenance with well-stocked borders, planted with a variety of seasonal plants. There is space for a hot tub (available by separate negotiation) and a gate provides access to the front of the house.

To the front of the house is one off-road parking space, and an area of garden laid to lawn. Immediately behind the property is a single garage (located under a neighbouring coach house) with additional parking space in front.

Early internal viewing is highly recommended.

### MATERIAL INFORMATION

Construction notes: Brick construction.

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>

### VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

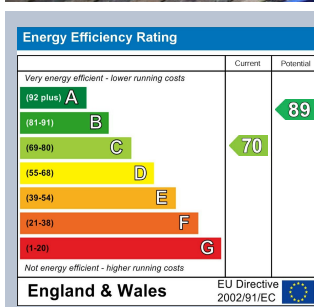
### LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £895 per calendar month, providing a gross rental yield of 5.5%. 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.





 **naomi j ryan**  
estate agents

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