



naomi j ryan
estate agents



Terraced



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Off Road Parking



South Facing Garden



Council Tax Band: B

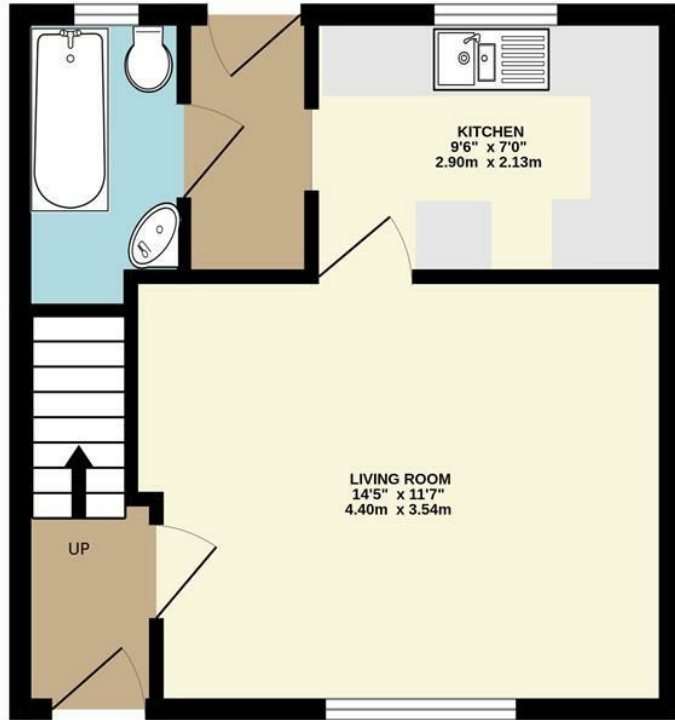
£245,000 Freehold

105 Barley Mount,

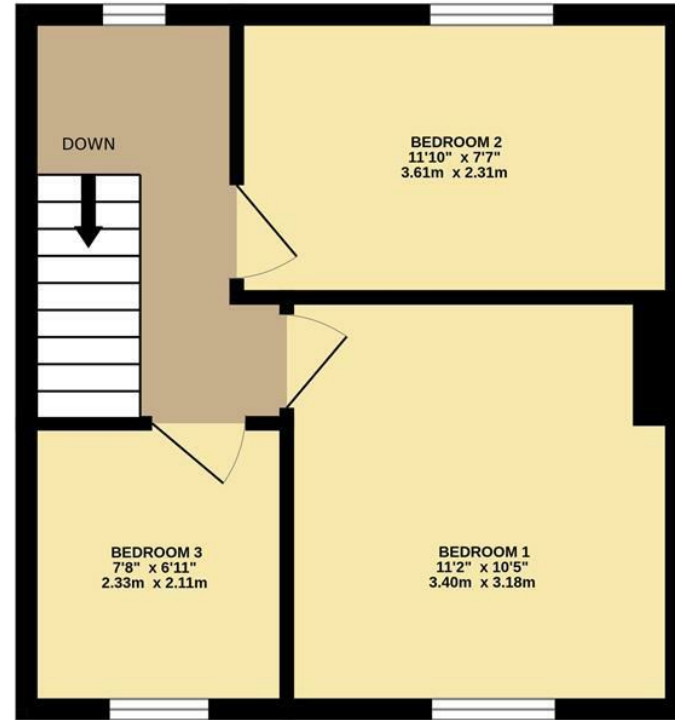
Redhills, Exeter, EX4 1RR

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 spacious and well-presented three-bedroom home with a generous south-facing rear garden and off-road parking. Situated within this established residential area, the property offers excellent access to local amenities including well-regarded Primary Schools, St Davids Train Station and a regular bus service into the City is also within easy reach. The property is within walking distance of Exeter's City Centre and Historic Quayside.

The accommodation comprises an entrance hall, living room, modern kitchen fitted with a range of white hi-gloss wall and base units, rear lobby with door to the rear garden, ground floor bathroom, and three bedrooms on the first floor.

Outside is a good-sized enclosed rear garden, divided into three sections, the first with a paved patio and an artificial grass area. The lower section of the garden is a blank canvas for a buyer to design as they wish. To the front of the property are steps down to the front door and an off-road parking space at street level providing parking for one vehicle.

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>

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 6.1%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

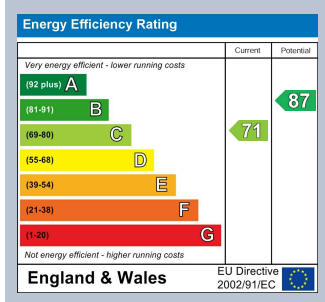
VIEWING ARRANGEMENTS

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.

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