



naomi j ryan
estate agents



End Terrace



Bedrooms: 3



Bathrooms: 2



Receptions: 1



District Heating



Two Parking Spaces



Rear Garden



Council Tax Band: C

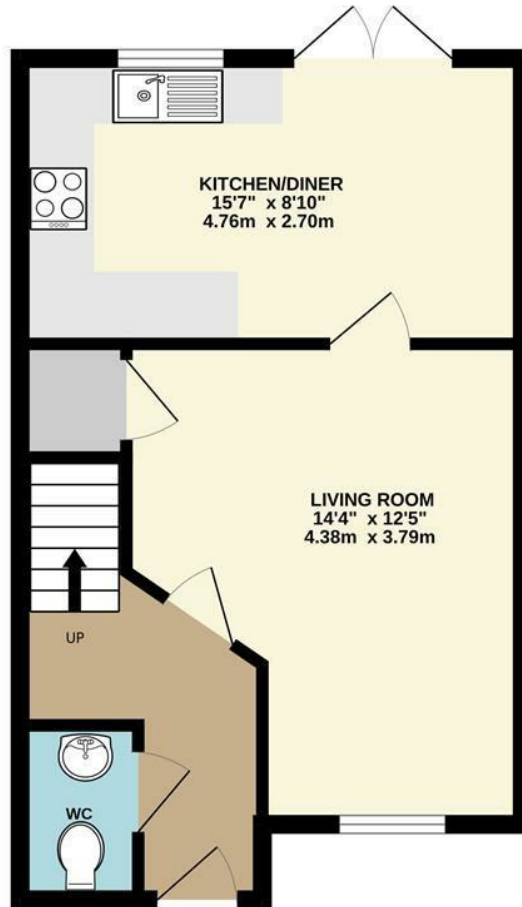
£290,000 Freehold

Myrtlebury Way,

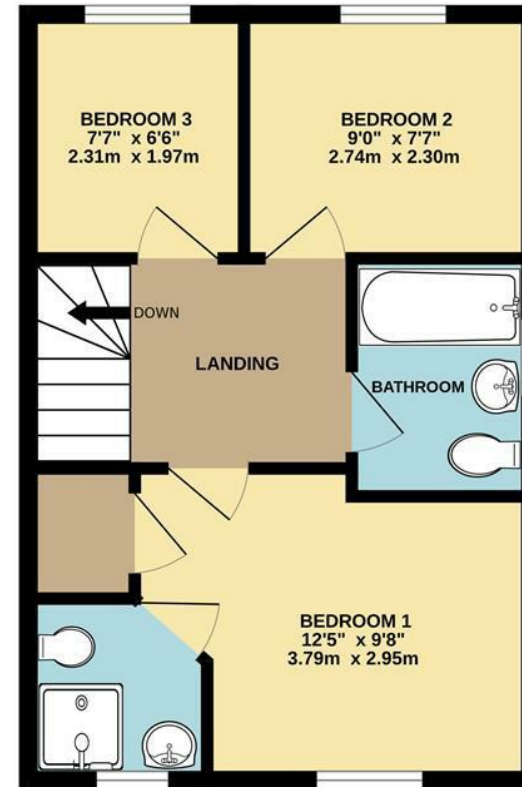
Hill Barton Vale, Exeter, EX1 3WX

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



SUMMARY

A well-presented three-bedroom end-of-terrace house with two allocated parking spaces in Hill Barton Vale. Conveniently situated for access to major road networks and local amenities, The property offers excellent access to Sowton industrial estate, the MET office, the City Centre, and major transport links surrounding the city including Junction 29 of the M5 motorway.

The light and spacious accommodation comprises entrance hall, ground floor cloakroom, living room, modern open plan kitchen/dining room with double doors to the rear garden, three good sized bedrooms, ensuite shower room, and bathroom.

Outside is a superb enclosed rear garden laid to artificial lawn for low maintenance. A gate provides side access. Two allocated parking spaces are located immediately to the front of the house.

Early internal viewing is highly recommended.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

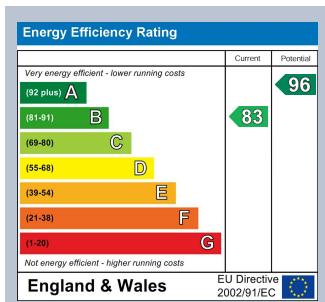
REFERRAL FEE DISCLOSURE

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