



naomi j ryan  
estate agents



Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



Garage & Private  
Driveway



Front & Rear Gardens



Council Tax Band: E

Guide: £400,000 - £425,000 Freehold

65 Hill Barton Road,

, Exeter, EX1 3PW

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



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

Guide Price £400,000-£425,000. A spacious three-bedroom detached house located within the highly desirable residential area of Hill Barton. The property offers excellent scope for improvement and extension (subject to any permissions required). This fantastic property occupies a generous plot and offers excellent access to well-regarded primary & secondary schools, local amenities, the major road network surrounding, and the MET Office.

Approached via its private driveway, the property has accommodation comprising an entrance porch, hallway, ground floor cloakroom, living room with double doors into the conservatory, a separate dining room with bay window to the front of the house, spacious kitchen/breakfast room, three first floor bedrooms, bathroom, and a separate WC.

Outside is a delightful enclosed rear garden, laid to lawn with mature shrubs, trees, and planted borders. To the front of the house is a garden laid to lawn with well-stocked beds, and a private driveway providing off-road parking in front of the single garage.

Early internal viewing is highly recommended.

## MATERIAL INFORMATION

Construction notes: To be confirmed

Utilities: To be confirmed

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	48	70
	EU Directive 2002/91/EC	

