





Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



Garage & Private Driveway





Front & Rear Gardens Council Tax Band: E

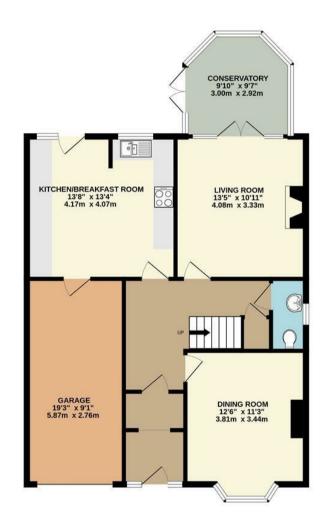
Guide: £400,000 - £425,000 Freehold

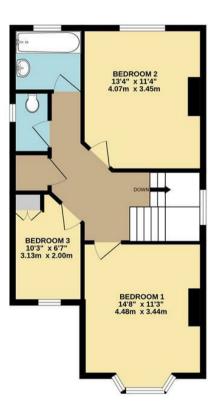
65 Hill Barton Road,

, Exeter, EX1 3PW

GROUND FLOOR

1ST FLOOR











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

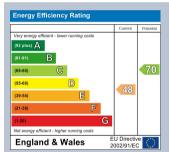
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.



















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