



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



On Street Parking



Enclosed Rear Garden



Council Tax Band: A

Guide Price £250,000

Freehold

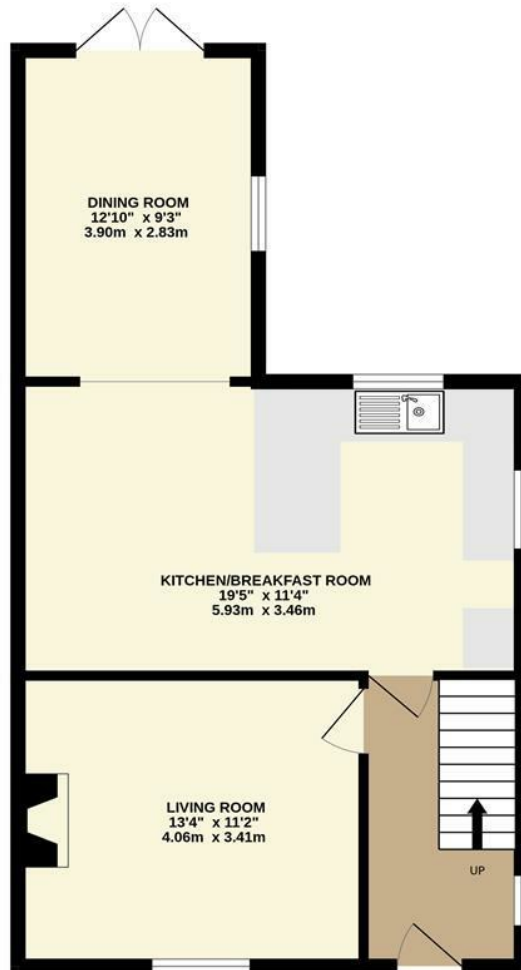


Bernadette Close,

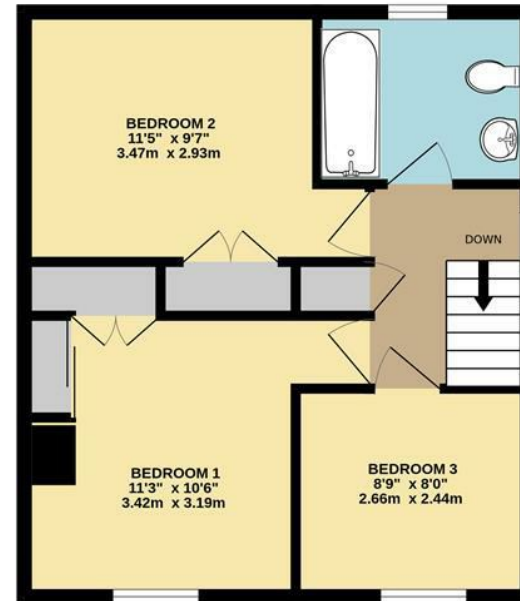
, Exeter, EX4 8DU

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



SUMMARY

A well-presented three-bedroom semi-detached house with extended accommodation on the ground floor and a delightful enclosed rear garden.

The spacious accommodation comprises an entrance hall, living room, open plan kitchen/breakfast room, ground floor extension to provide a separate dining area, three bedrooms, and first-floor bathroom.

Outside is a superb enclosed rear garden which has been paved for ease of maintenance. There is a storage shed and a summer house.

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.

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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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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