



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

Bernadette Close,

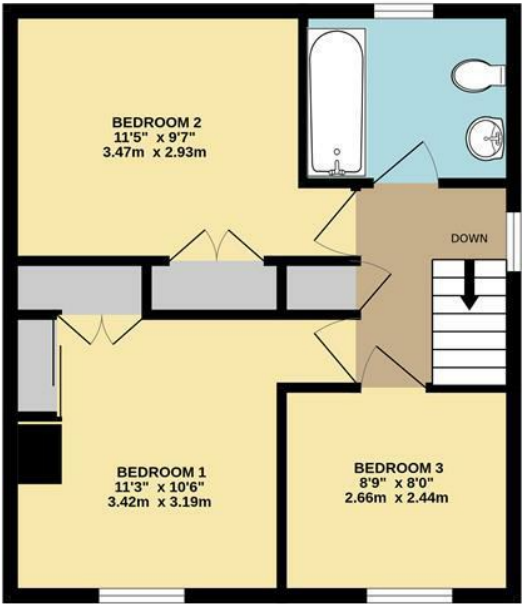
, Exeter, EX4 8DU

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 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	

