



naomi j ryan
estate agents



House - End Terrace



Bedrooms: 3



Bathrooms: 2



Receptions: 1



District Heating



Two Allocated Parking
Spaces



Enclosed Landscaped
Garden



Council Tax Band: D

£325,000 Freehold



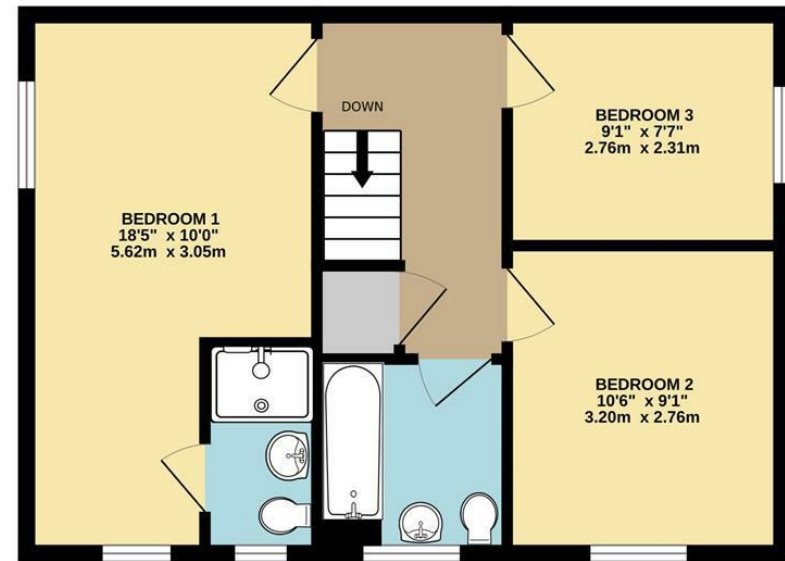
2 Rose Avenue,

Hill Barton Vale, Exeter, EX1 3FT

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 modern and well presented three bedroom home occupying a great position on the development and offered to the market for sale with no onward chain. Located within the well regarded Hill Barton Vale development off Hill Barton Road. 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 property offers light and spacious accommodation throughout comprising in brief, entrance hall, living room with French doors opening out onto the landscaped garden, kitchen/diner, utility room and WC to the ground floor. Three generous bedrooms, a family bathroom and ensuite shower room to the principle bedroom are situated to the first floor.

Outside the property enjoys a well maintained, landscaped garden laid predominantly to artificial lawn. A gate provides pedestrian access into the garden. The property also enjoys two allocated parking spaces, adjoining the property.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

MATERIAL INFORMATION

Construction notes: Timber Framed.

Heating: District Heating via EON

Utilities: Mains electric, water & sewerage.

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>

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

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			94
(92 plus) A			
(81-91) B		83	
(69-80) C			
(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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