



naomi j ryan
estate agents



Detached House



Bedrooms: 4



Bathrooms: 3



Receptions: 2



Gas Central Heating



Garage & Driveway



Enclosed Garden



Council Tax Band: F

Guide: £799,995 Freehold



16 Gate Reach,
, Exeter, EX2 6GA

www.naomijryan.co.uk

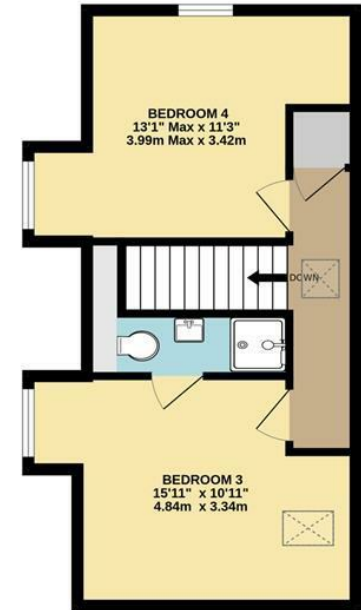
GROUND FLOOR



1ST FLOOR



2ND 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 beautifully presented and substantial four-bedroom detached townhouse located on the City Glade development, built approximately ten years ago by Linden Homes and situated just off Topsham Road. The property is well placed for access into Exeter City Centre and offers excellent access to riverside walks and cycle routes. The property is offered for sale with no onward chain.

The property has spacious accommodation over three floors, comprising entrance hall, ground floor cloakroom, a fantastic triple aspect kitchen with central island, a separate dining room with bi-fold doors to the rear garden, triple aspect first-floor living room, two first-floor double bedrooms (one with ensuite and dressing room), family bathroom, and two-second floor bedrooms (one with ensuite).

Outside is a delightful enclosed garden, designed with low maintenance in mind with artificial grass, a paved patio and a raised decked seating area. A garden shed provides useful storage space. A pathway leads around the rear of the property, giving access to the driveway and a personal door provides access to the single garage (with power and light). There is space for one vehicle on the driveway in front of the garage.

Early internal viewing is highly recommended for this superb home.

MATERIAL INFORMATION

Construction notes: Brick

Utilities: Mains water, electricity, gas, and drainage. Current broadband supplier: Sky.

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>

ESTATE MANAGEMENT CHARGE

We are advised that there is an annual charge of £163.62 payable to First Port.

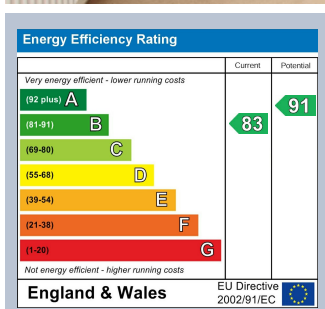
VIEWING ARRANGEMENTS

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.





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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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