



naomi j ryan
estate agents



Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Gas Central Heating



Garage & Driveway



Enclosed Rear Garden



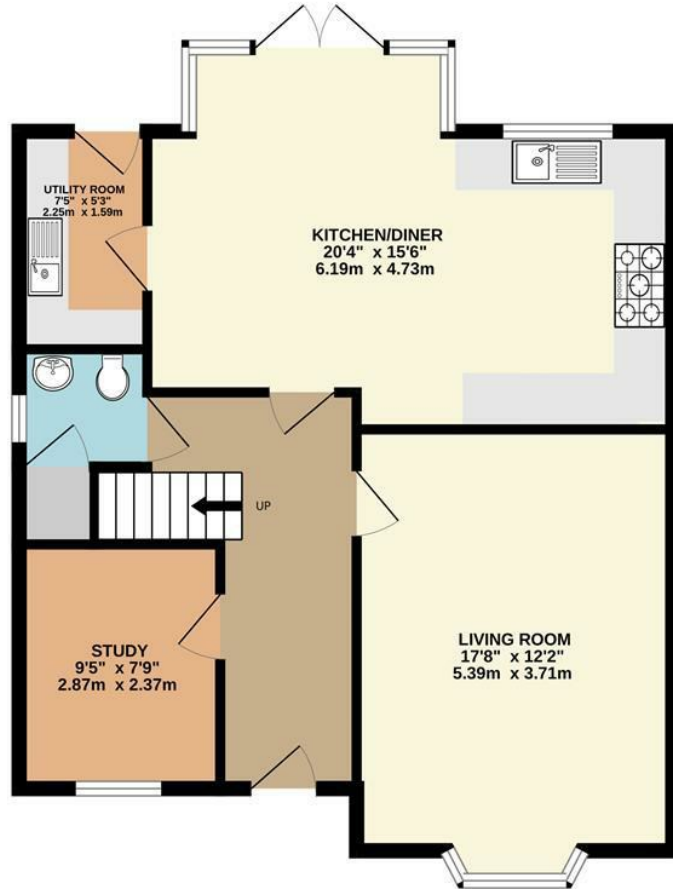
Council Tax Band: E

£499,950 Freehold

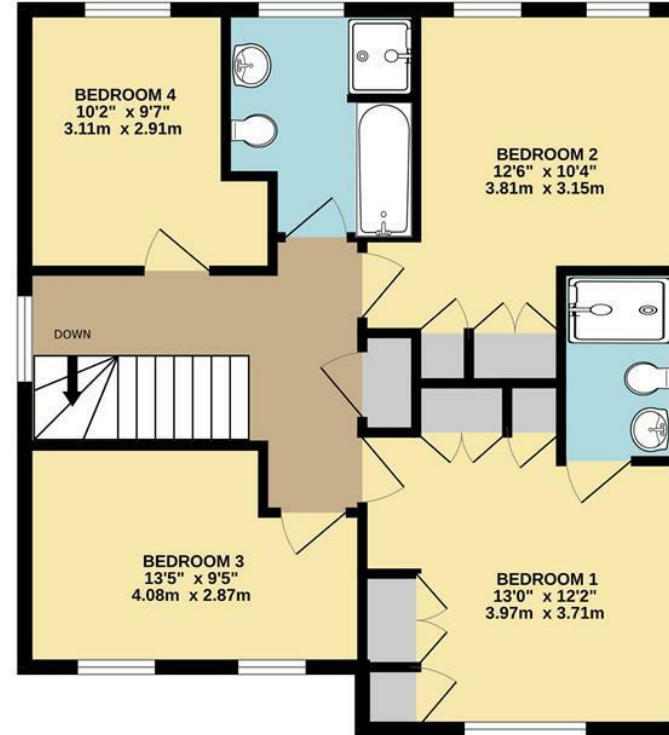
43 Sandoe Way,
Westclyst, Exeter, EX1 3WH

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

An immaculately presented, detached family home located within this modern and well regarded development. Situated on the edge of Pinhoe the property offers convenient access to the City Centre, a Co-Op, regular bus service and the major road network surrounding the city. Well regarded schools are located close by with Westclyst Community Primary School situated on the development and Clyst Vale Community College a little further afield in Broadclyst. Pinhoe Village, located a short distance away, offers a wider range of amenities such as a Spar Shop, Pharmacy, Public House, Butchers, and eateries. Pinhoe Train Station is also within close proximity and offers services into Exeter and London Waterloo.

The property has been wonderfully maintained and offers accommodation that is light and spacious throughout. In brief the accommodation comprises entrance hall, study, WC with access to a large walk in storage cupboard, generous living room, kitchen/diner and utility room to the ground floor. The kitchen/diner is a particular feature of this property, boasting a stylish fitted kitchen with integrated appliances and a bay window with French doors opening out onto the rear garden. A family bathroom and four generous bedrooms are located to the first floor, two of which benefit from fitted wardrobes. The principle bedroom also enjoys an ensuite shower room. Outside the property offers a south facing, landscaped rear garden arranged over two tiers. The top tier, accessed from the kitchen/diner is laid to a patio, providing a pleasant seating area. The lower level is laid to artificial lawn for ease of maintenance. A side gate provides access to the driveway and single garage.

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

MATERIAL INFORMATION

Construction notes: Brick Construction

Heating: Gas Central Heating

Utilities: Mains water, electricity, gas, and drainage. Current broadband provider: SeeTheLight

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>

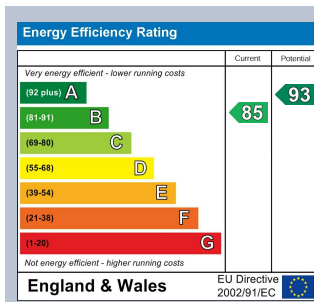
AGENTS NOTE

There is an Estate Management Charge of £212.23 payable annually to GreenSquare Estates Ltd.

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.

18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899