



naomi j ryan
estate agents



House - Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 1



District Heating



Garage & Driveway



Landscaped Rear
Garden



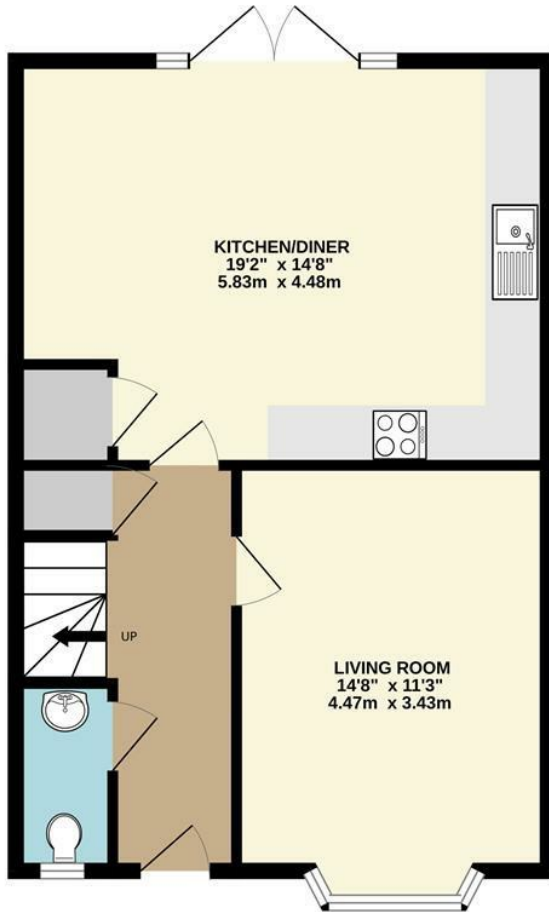
Council Tax Band: E

OIEO £400,000 Freehold

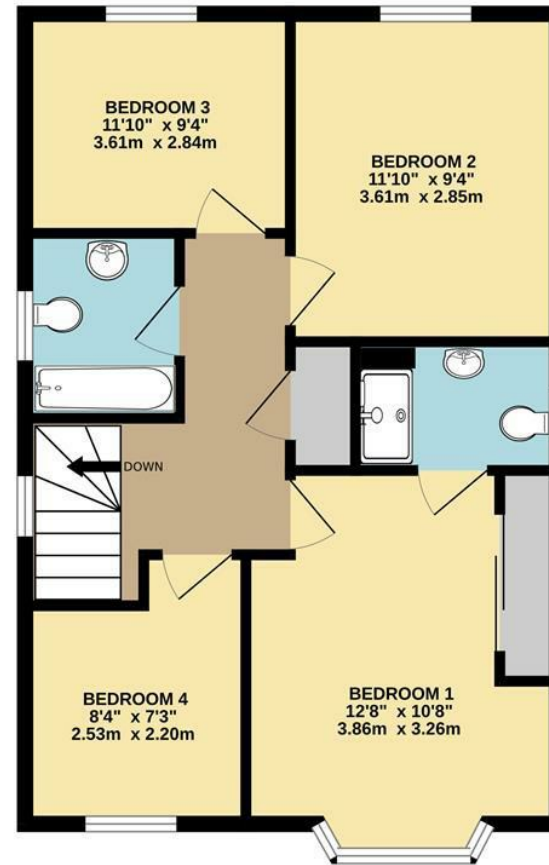
79 Hawkins Road,
Westclyst, Exeter, EX1 3UW

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 accommodation is light and spacious throughout, comprising in brief entrance hall, living room with feature bay window, WC and kitchen/diner to the ground floor. The kitchen/dining room is a particular feature of this property, boasting a stylish fitted kitchen with integrated appliances, a utility cupboard and French doors that open out onto the rear garden. To the first floor are four generous bedrooms, an ensuite shower to the principle bedroom and a family bathroom. Outside the property enjoys a landscaped rear garden laid predominantly to artificial lawn and patio with decorative shrub borders. A single garage and driveway is set to the side of the property and can be accessed from the garden via a courtesy door directly into the garage and a side gate onto the drive.

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: TBC

Heating: District Heating

Utilities: Mains Water, Drainage & Electric

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>

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			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		85	85
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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