



naomi j ryan
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Gas Central Heating Two Allocated Parking
Spaces



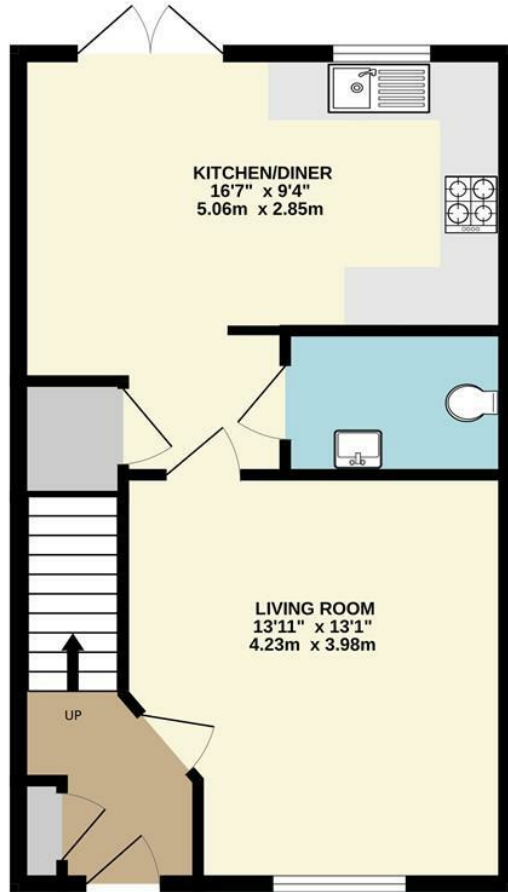
Enclosed Rear Garden Council Tax Band: C

Offers Over £300,000

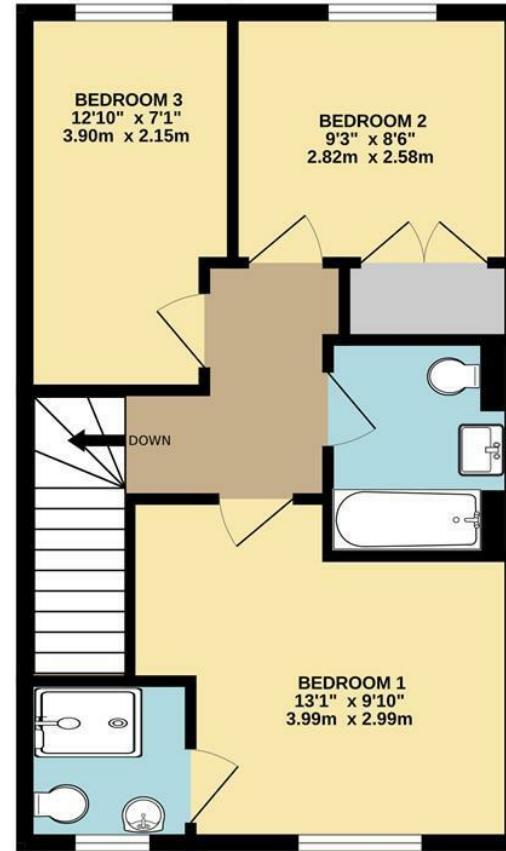
105 Fortibus Road,
Countess Wear, Exeter, EX2 7SU

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 mid-link home occupying a position overlooking a communal green, within this well regarded development. Situated approximately three miles from Exeter's City Centre, Countess Wear offers excellent access to the major road network surrounding the city, the picturesque town of Topsham, and well-regarded primary and secondary schools. Riverside walks, cycle routes and a regular bus service into the city are also within easy reach.

The property offers accommodation that is light and spacious throughout comprising in brief entrance hall, living room, contemporary kitchen/diner with patio doors opening onto the rear garden, and cloakroom to the ground floor. Three good sized bedrooms with master ensuite shower room and a family bathroom are located to the first floor.

Outside the property has a fully enclosed and well maintained rear garden. Laid predominantly to lawn, a patio area offers a pleasant seating area. A gate to the rear of the garden provides pedestrian access. Two allocated parking spaces are located immediately in front of the property.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing.

MATERIAL INFORMATION

Construction notes: Traditional

Utilities: TBC

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		95	96
(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			
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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