



naomi j ryan  
estate agents



Mid Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



On Street Parking



Front & Rear Gardens



Council Tax Band:

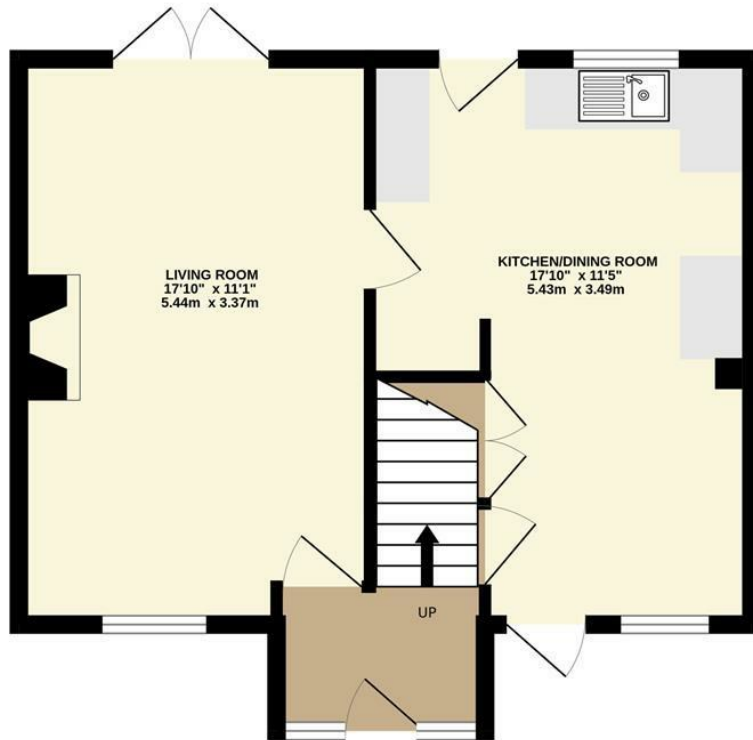
£260,000 Freehold

21 Ribston Avenue,

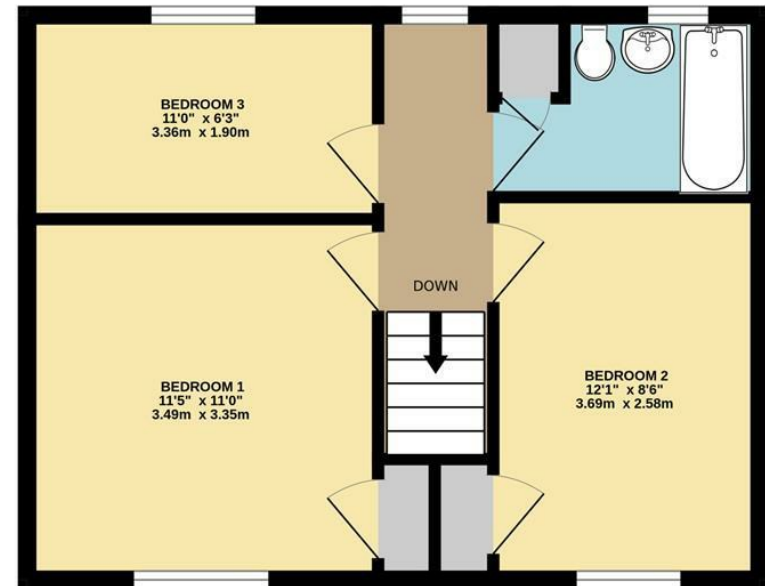
Whipton, Exeter, EX1 3QE

[www.naomijryan.co.uk](http://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 spacious three-bedroom mid-terrace house with no onward chain, located within the popular residential area of Whipton. The property offers convenient access to a regular bus service, well-regarded primary & secondary schools and the major road networks surrounding the city.

Although the property needs some cosmetic improvement, it offers excellent potential. It comprises an entrance hall, a dual-aspect living room with double doors to the rear garden, a dual-aspect kitchen/dining room, three good-sized bedrooms, a first-floor bathroom, gas central heating, and double glazing.

Outside is an enclosed rear garden, laid mostly to lawn with a paved patio area and gate providing access to the rear. To the front of the house is an area of garden laid to lawn.

Early internal viewing is highly recommended.

## MATERIAL INFORMATION

Construction notes: Brick construction.

Utilities: Mains water, electricity, drainage, and gas. The current broadband provider is unknown.

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

The property is being sold with no onward chain.

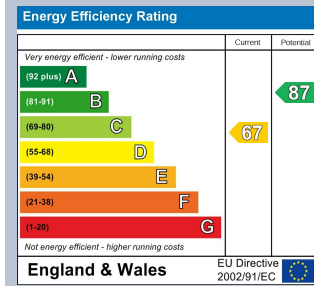
## VIEWING ARRANGEMENTS

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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