



naomi j ryan
estate agents



Mid Terrace



Bedrooms: 3



Bathrooms: 2



Receptions: 1



District Heating



2 Allocated Spaces



Enclosed Rear Garden



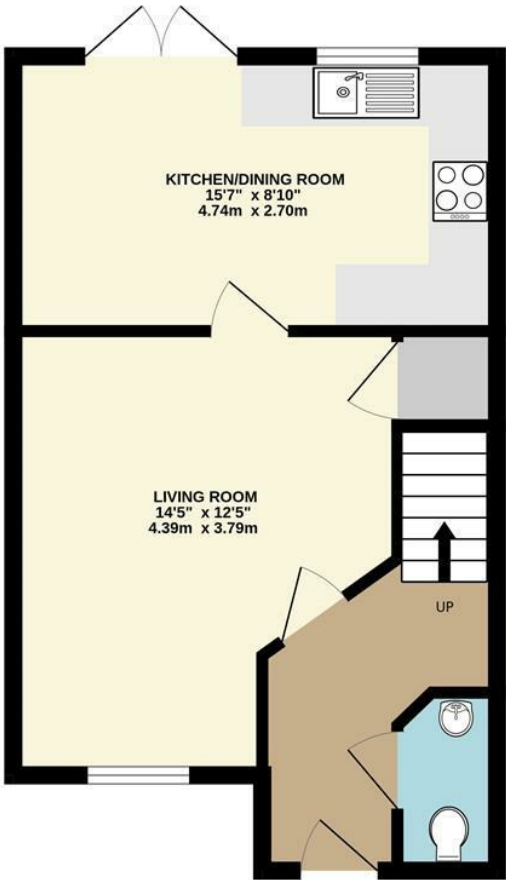
Council Tax Band: C

£272,500 Freehold

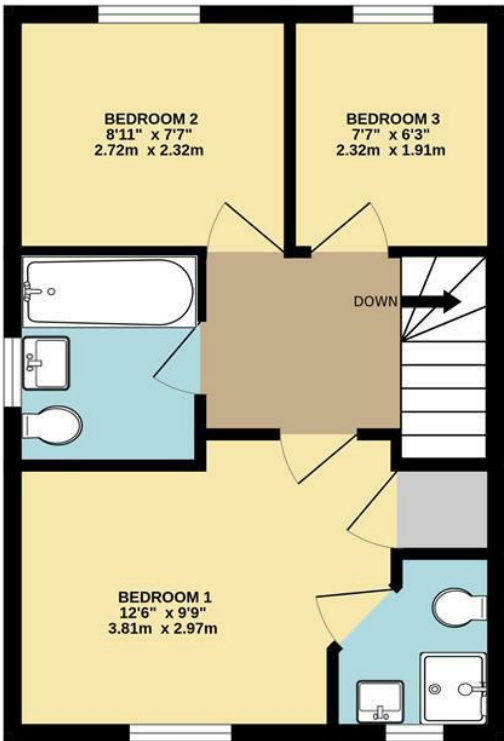
36 Myrtlebury Way,
Hill Barton Vale, Exeter, EX1 3GA

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

NO ONWARD CHAIN - A beautifully presented three-bedroom house with two allocated parking spaces located in Hill Barton Vale. Conveniently situated for access to major road networks and local amenities, The property offers excellent access to Sowton industrial estate, the MET office, the City Centre, and major transport links surrounding the city including Junction 29 of the M5 motorway.

The spacious accommodation comprises entrance hall, ground floor cloakroom, living room with under-stairs storage and inset ceiling spotlights, modern kitchen/dining room with integrated fridge/freezer and double doors to the rear garden, three good-sized bedrooms, modern bathroom, district heating, and double glazing.

Outside is a delightful rear garden with a paved patio and an area of garden laid to lawn. Borders are planted with mature shrubs and there is a useful store shed. A gate provides pedestrian access to the rear. Two allocated parking spaces are located a short walk from the property.

Early internal viewing is highly recommended.

AGENTS NOTE

There is an Estate Management Charge payable for this property of approximately £180 a year.

MATERIAL INFORMATION

Construction notes: Timber Framed.

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

Heating: Eon District Heating.

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.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1200 per calendar month, providing a gross rental yield of 5.14%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(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	

