



naomi j ryan  
estate agents



House - End Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage & Driveway



Front & Rear Gardens



Council Tax Band: B

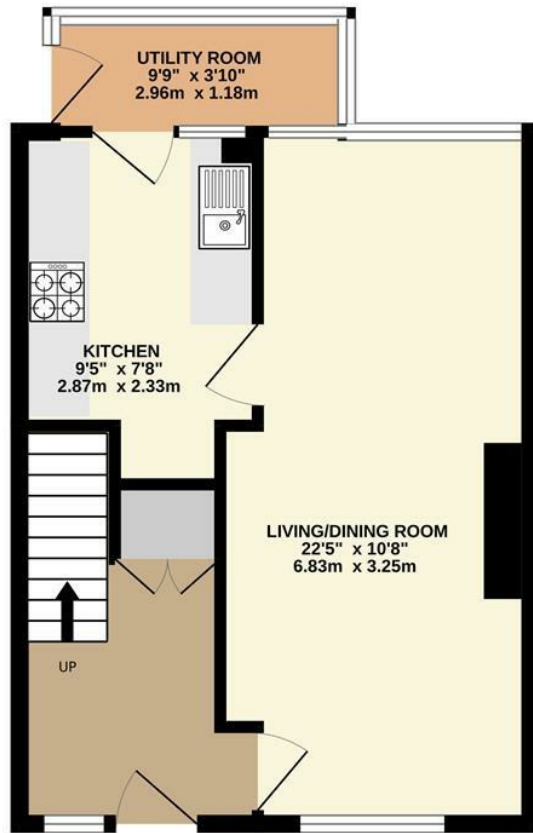
Offers Over £285,000

13 Cottey Crescent,

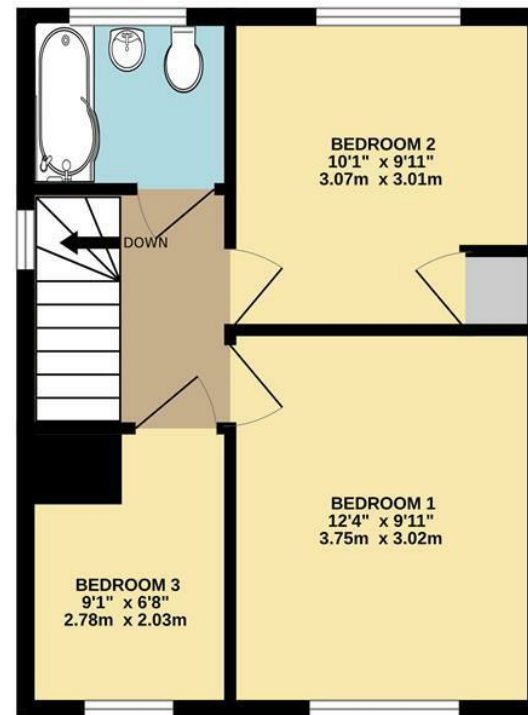
Beacon Heath, Exeter, EX4 9DT

[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 modern & well presented three bedroom, end of terrace home enjoying an elevated position with views across the city. The property is conveniently situated for access to well regarding local schools and a regular bus service into the city centre.

The accommodation is light and spacious throughout, comprising generous entrance hall, dual aspect living/dining room, contemporary kitchen and rear lobby to the ground floor. Three generous bedrooms and a bathroom situated to the first floor and complete the accommodation. The garden enjoys a generous plot with gardens to the front and rear aspects and pedestrian side access via a pathway. A single garage with a driveway immediately to the front are located nearby.

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: Brick

Heating: Gas Central Heating

Utilities: Mains Gas, Electric, Water & Drainage

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>



## 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.







**BRITISH PROPERTY AWARDS**  
2021  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT IN EXETER



**BRITISH PROPERTY AWARDS**  
2022  
★★★★★  
**GOLD WINNER**  
ESTATE AGENT IN EXETER



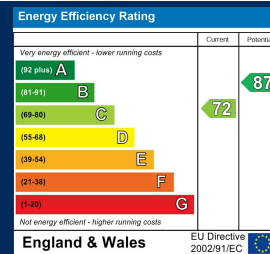
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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