



naomi j ryan  
estate agents



Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 1



Air Source Heat Pump



Private Driveway



Enclosed Rear Garden



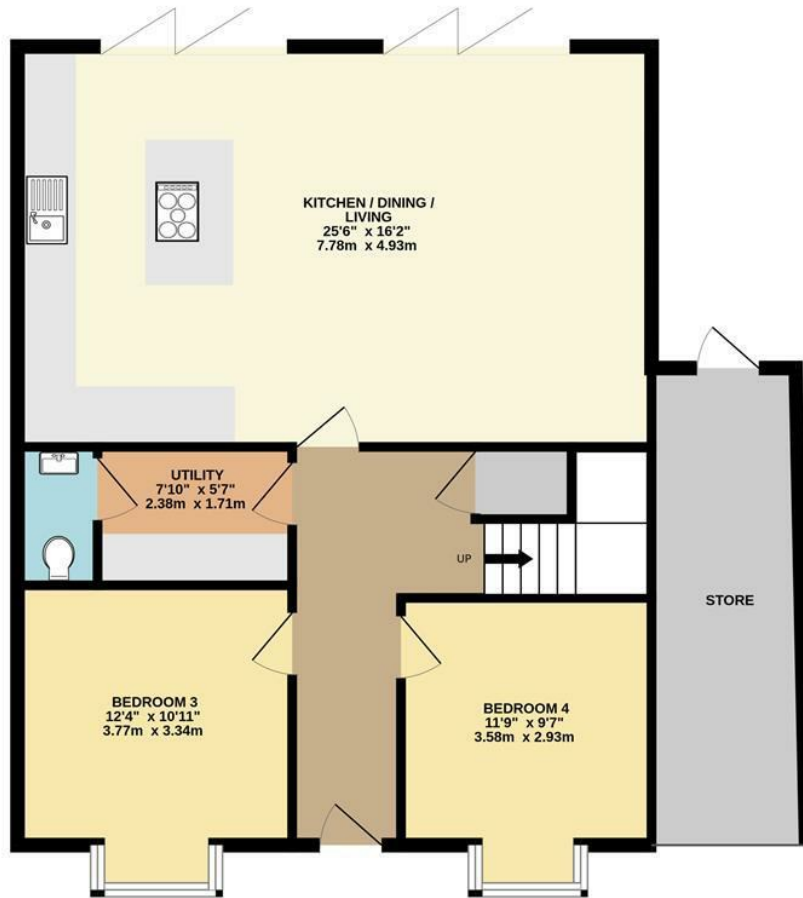
Council Tax Band: C

£550,000 Freehold

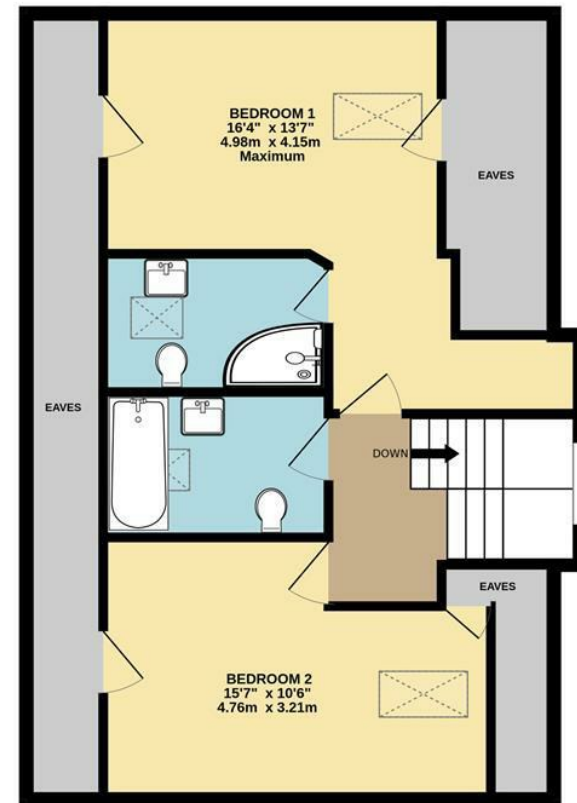
7 Parkside Road,  
West Clyst, Exeter, EX1 3TN

[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 superb four double bedroom detached residence located in a residential cul-de-sac, completely renovated by the current owners. West Clyst is located just outside of Pinhoe, which has a range of shops, a post office, chemist, bank, library, and a bus service which runs into the City Centre. Pinhoe also has its own railway station with a service both to Waterloo and to Paddington via Exeter.

The modern, spacious, and well-presented accommodation comprises entrance hall, a fantastic open plan living/dining/kitchen space which is perfect for entertaining and busy families, this is very much the hub of the house with two sets of bi-fold doors that open on to a newly installed decking area. The kitchen is fitted with a comprehensive range of wall and base units with a built-in double oven, and a central island with an integrated hob. A separate utility room and ground floor cloakroom are next to the kitchen with two double bedrooms completing the ground floor accommodation. On the first floor are two further double bedrooms, one with ensuite shower room and dressing area, and a further bathroom accessible from the main landing. The property has underfloor heating throughout, double glazing, and an air source heat pump installed.

Outside is a well-maintained and enclosed rear garden, laid to lawn with a border for planting. A raised area of decking provides a perfect place to sit and enjoy views across the garden and the surrounding area.

Immediately to the side of the property is a useful garage/store with a roller door to the front and a personal door to the garden to the rear.

Early internal viewing is highly recommended to fully appreciate this outstanding property.

### VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

### MATERIAL INFORMATION

Construction notes: Awaiting Information

Utilities: Awaiting Information

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

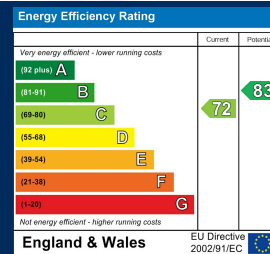
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





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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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