



naomi j ryan
estate agents



Mid Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



On Street Permit
Parking



Enclosed Rear Garden



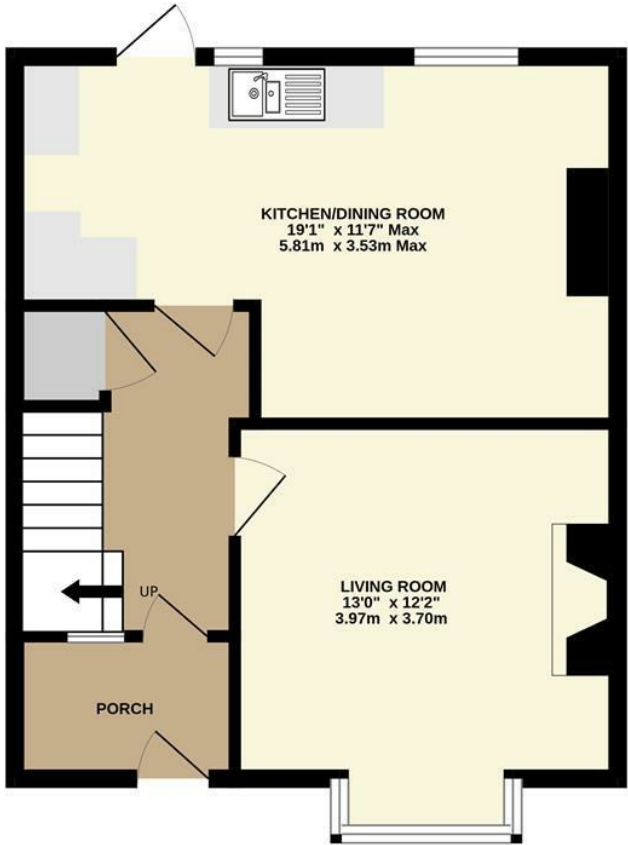
Council Tax Band: C

Offers in the region of:
£290,000 Freehold

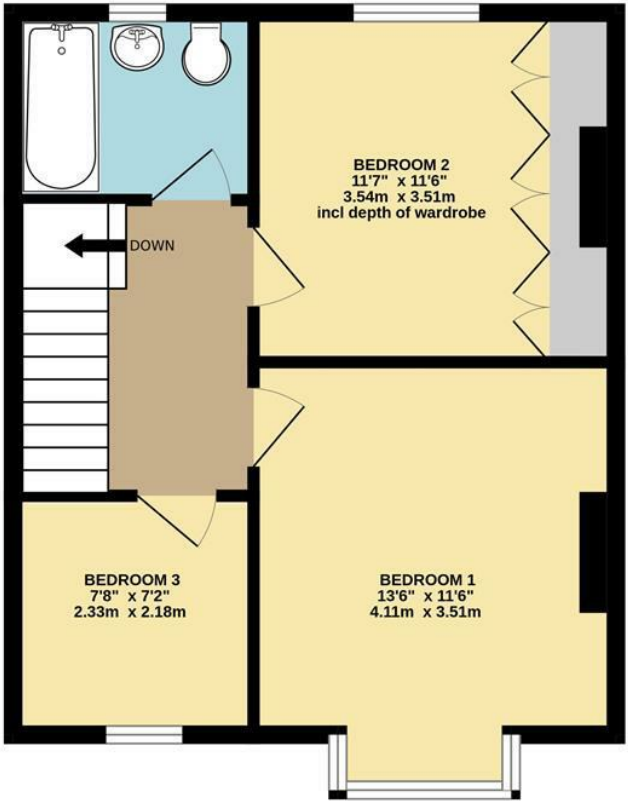
32 South Lawn Terrace,
Heavitree, Exeter, EX1 2SL

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 terraced house offering excellent scope for improvement, located in this highly sought-after residential area and being sold with no onward chain. The house is within easy reach of Heavitree Park and the Royal Devon & Exeter Hospital. The property is conveniently located for access to major road links including the M5 and A30, and Polsloe Train Station is also within walking distance of the property.

The accommodation comprises entrance porch, hallway with understairs storage cupboard, living room with bay window, open plan kitchen/dining room, three good-sized rooms (one with fitted wardrobes) and a first-floor bathroom.

Outside is a delightful enclosed rear garden which is laid mostly to lawn with a paved patio area. There are useful store sheds and a gate which provides pedestrian access to the rear.

Early internal viewing is highly recommended.

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

MATERIAL INFORMATION

Construction notes: Brick construction

Utilities: Awaiting confirmation.

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.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1350-£1400 per calendar month in modernised condition. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.



