



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 4



Bathrooms: 1



Receptions: 2



Gas Central Heating



Garage &
Private Driveway



Front & Rear Gardens



Council Tax Band: D

Guide: £475,000 Freehold

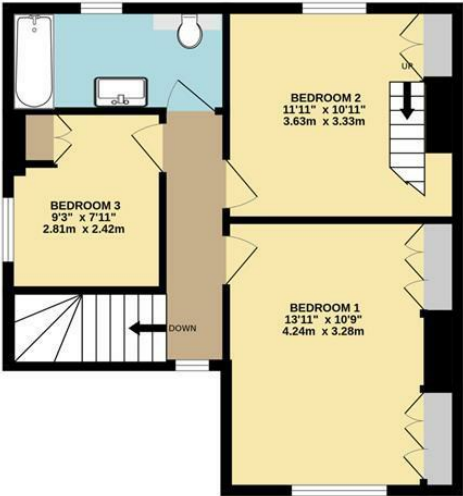
Greenbank ,
Blackhorse, Exeter, EX5 2FT

www.naomijryan.co.uk

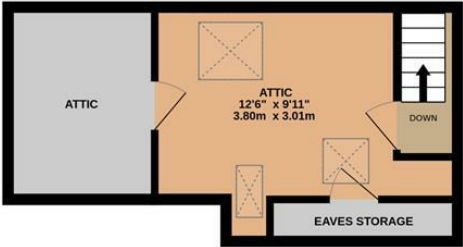
GROUND FLOOR



1ST FLOOR



2ND 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 beautifully presented three bedroom (with the potential for four) semi-detached house located in this highly convenient location on the eastern side of Exeter. The property offers versatile and extended accommodation throughout with the potential for further enhancement (subject to any planning and permissions required).

Blackhorse is a popular hamlet on the edge of Clyst Honiton and located approximately three miles east of the city. The area offers easy access to all the major commuter routes including the M5 motorway (junction 29) and A30 dual carriageway. The village is also conveniently placed for access to Exeter International Airport, Exeter Business Park, Sowton Industrial Estate, and Exeter Science Park.

The property has generously proportioned rooms throughout and accommodation comprising entrance porch, hallway, living room with bay window feature fireplace, separate dining room, kitchen, rear porch, ground floor cloakroom, and an impressive conservatory across the rear of the property. On the first floor are three good-sized bedrooms and an impressive modern bathroom with a shower over the bath and built-in storage cupboards. A space-saving staircase from the second bedroom provides access to the attic space, offering bedroom potential (subject to any planning or permissions required).

Outside is a superb enclosed rear garden, laid mostly to lawn and with good privacy. A paved patio provides a pleasant seating area and borders are planted with a variety of shrubs and mature plants. A store shed and an undercover store provide useful storage space. Access via the side of the house leads to the front garden. The front garden is laid to lawn with a gravelled private driveway providing off-road parking in front of the single garage.

Early internal viewing is highly recommended for this delightful home.

MATERIAL INFORMATION

Construction notes: Brick construction.

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

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

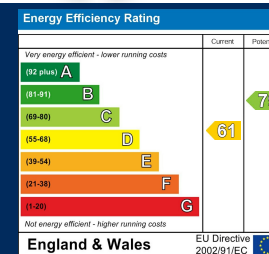
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the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





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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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