



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 4



Bathrooms: 1



Receptions: 2



Gas Central Heating



Private Driveway



Front & Rear Gardens



Council Tax Band: D

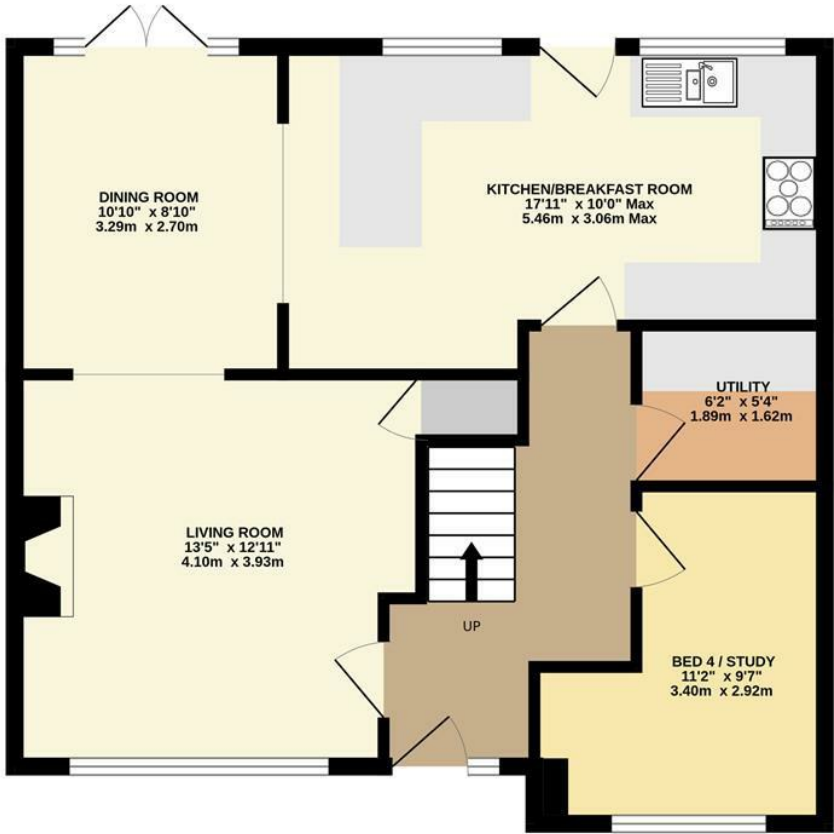
Guide Price:
£415,000 - £425,000

52 Southbrook Road,

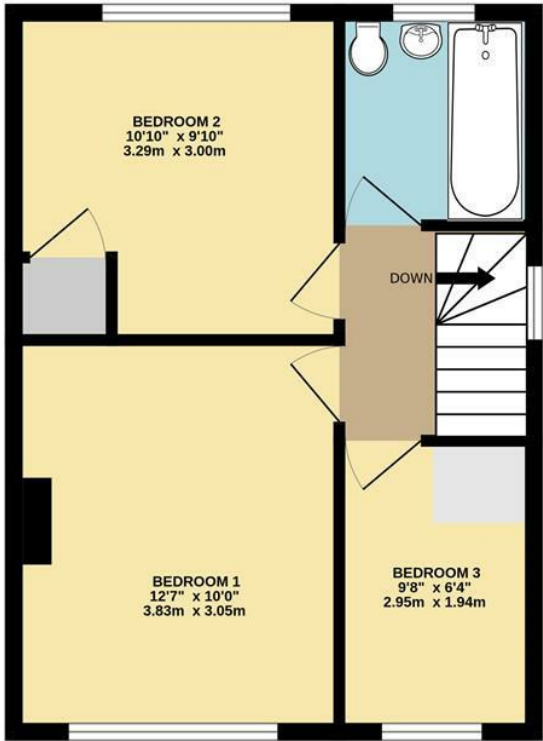
Countess Wear, Exeter, Devon, EX2 6JE

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

GUIDE PRICE £415,000 - £425,000

A beautifully presented four-bedroom semi-detached house with superb views across the city towards countryside in the distance. The property offers excellent access to the City Centre, local schools, and commuter links, and is in a superb position for riverside walks and cycle routes.

The property has spacious and versatile living accommodation comprising entrance hall, living room with wood-burning stove, separate dining area, and an open plan kitchen/breakfast room. The kitchen has a modern, matching range of wall and base units with wood worksurfaces over, including a breakfast bar area. Integrated appliances include a dishwasher and wine cooler fridge. A separate utility room provides useful space for a washing machine and tumble drier. A ground floor study also offers potential for use as a fourth bedroom, if required. On the first floor are three good-sized bedrooms, the second bedroom has superb views to the rear across the surrounding area. A modern bathroom with shower over the bath is also situated on the first floor.

Outside is a well-maintained enclosed rear garden, taking in the stunning views across the local area with countryside in the distance. The garden is laid mostly to lawn with a timber decked seating area. Borders are planted with a range of shrubs and a pathway with decorative slate chippings leads to a garden shed, providing useful storage space. To the front of the house is a private block paved driveway and a further area of garden laid to lawn.

Early internal viewing is highly recommended for this superb home.

MATERIAL INFORMATION

Construction notes: Traditional construction.

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

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

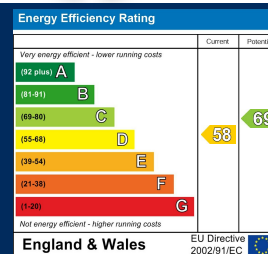
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the 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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