



naomi j ryan
estate agents



Townhouse



Bedrooms: 5



Bathrooms: 3



Receptions: 1



Gas Central Heating



Double Garage



Front & Rear Gardens

Council Tax Band: D



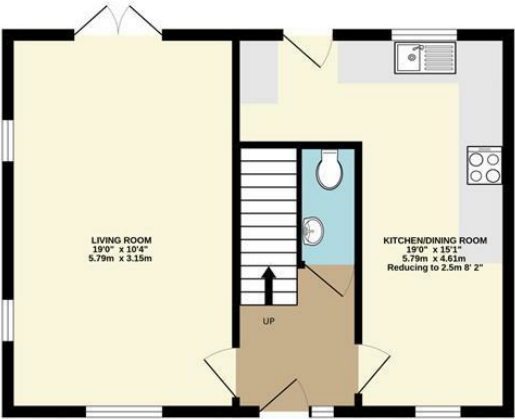
Offers in Excess of: £465,000
Freehold

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Exeter, EX2 7GA

www.naomijryan.co.uk

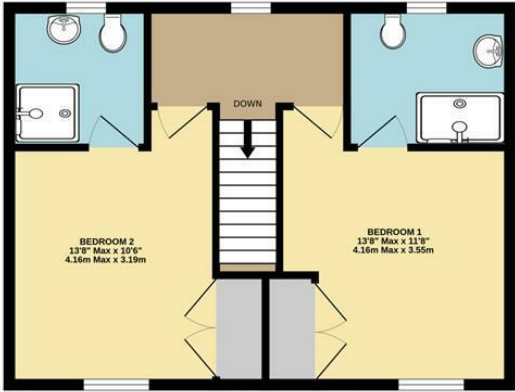
GROUND FLOOR



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 superb five-bedroom townhouse with a double garage, beautifully presented throughout, and situated in the popular Greenacres development. Located approximately 3 miles from Exeter's City Centre the property offers excellent access to the major road network surrounding the city, the picturesque town of Topsham and well-regarded primary and secondary schools. Riverside walks, cycle routes and a regular bus service into the city are also within easy reach.

The property offers light and spacious accommodation over three floors, comprising an entrance hall, ground floor cloakroom, a triple-aspect living room with double doors to the rear garden, a modern fitted kitchen/dining room with integrated dishwasher and space for a freestanding washing machine and fridge/freezer, three first-floor bedrooms (two with access to the first-floor balcony), and a first-floor bathroom. On the second floor are two spacious double bedrooms, both with ensuite shower rooms and fitted wardrobes.

Outside is a well-maintained and enclosed rear garden. The garden is laid to lawn with a raised decked seating area. Decorative stone chippings and a pathway border the garden and there is a useful garden shed. A gate provides access to the side of the house and immediately behind the property is the double garage. The double garage is currently divided to provide multi-purpose space as a studio and workshop. Off-road parking for two vehicles is available immediately in front of the garages and there is a wall-mounted electric vehicle charging point. To the front of the house is an enclosed garden, laid to lawn with mature shrubs.

Early internal viewing is highly recommended for this delightful home.

MATERIAL INFORMATION

Construction notes: Cavity wall, timber frame internal leaf and face brickwork external leaf.

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

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.



