

naomi j ryan
estate agents



Townhouse



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Gas Central Heating



Driveway &
Bike Store



Enclosed Rear Garden Council Tax Band: D



£350,000 Freehold



Chandlers Walk,
Haven Banks, Exeter, EX2 8BA

www.naomijryan.co.uk



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.
Made with Metropix ©2021



SUMMARY

A well-presented townhouse with three double bedrooms, located just moments from Exeter's Historic Quayside and Piazza. The property is in a great location providing good access to riverside walks and cycle routes. Exeter Quay offers a variety of amenities including pubs, restaurants, cycle hire, and interesting architecture. The property has undergone improvement by the current owner to include the replacement of all external windows and doors.

The property has a light and spacious feel throughout and has accommodation comprising entrance hall, office (formerly the garage), modern kitchen/dining room, first-floor living room with Juliette balcony, cloakroom, three double bedrooms, ensuite shower room, and bathroom.

Outside is an enclosed and low-maintenance rear garden, laid to paving for ease of maintenance with attractive stone chipping borders. To the front of the house is a private driveway providing off road parking in front of the former garage. Part of the garage has been retained to provide a useful bike storage area.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Brick and cavity wall.

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. Please remember to bring hand sanitiser to use and a face covering to wear during your viewing.

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.

naomi j ryan
estate agents





THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	87
(81-91) B	73
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



BRITISH
PROPERTY
AWARDS

2021



GOLD WINNER

ESTATE AGENT
IN EXETER

naomi j ryan
estate agents



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.

18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283

e . enquiries@naomijryan.co.uk

www.naomijryan.co.uk
company registration number 6693899