



naomi j ryan
estate agents



House - Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Gas Central Heating



Single Garage &
Parking



Front & Rear Gardens



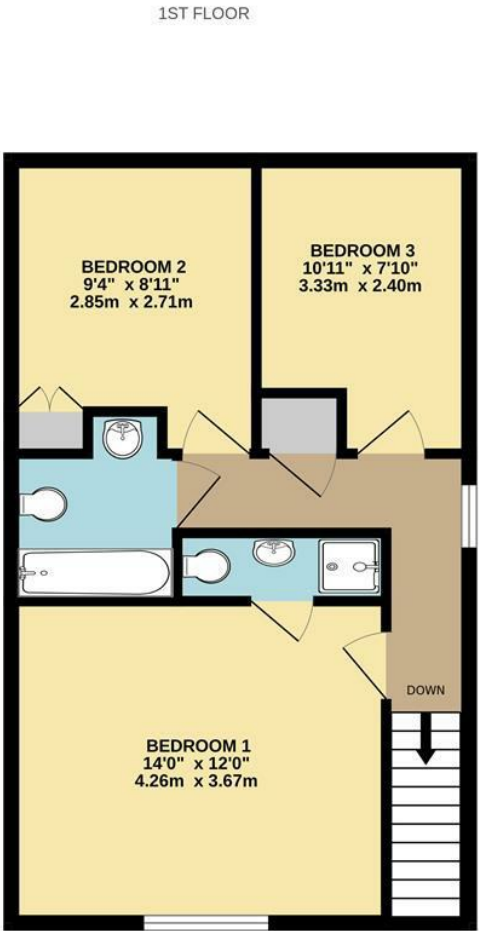
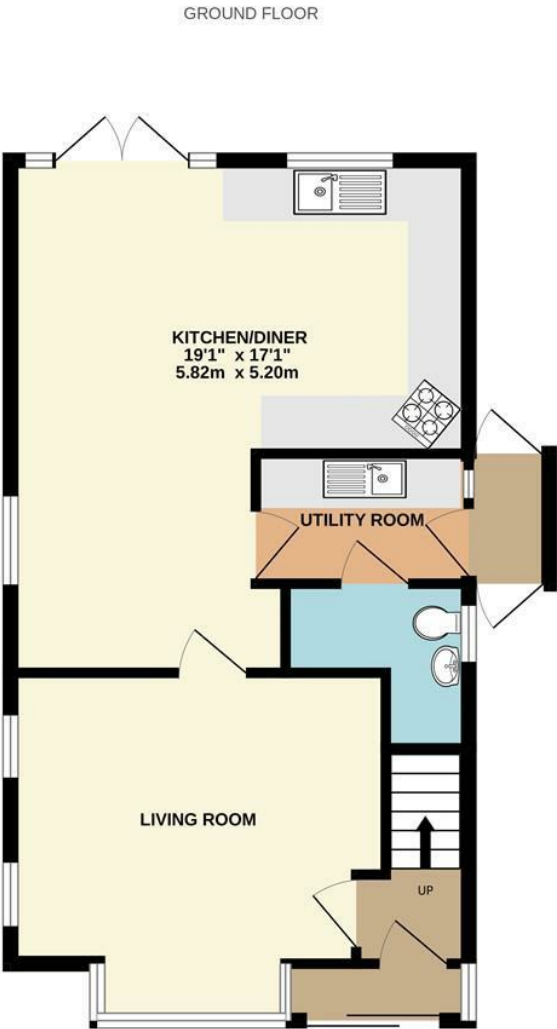
Council Tax Band: D

£375,000 Freehold

St. Loyes Road,

St Loyes, Exeter, Devon, EX2 5HA

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.
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SUMMARY

A rare opportunity to acquire this substantial three bedroom detached home occupying a generous plot and offered to the market for sale with no onward chain. Situated within this well regarded and established residential area, the property enjoys convenient access to the Royal Devon and Exeter Hospital, Exeter's City Centre, the major road network surrounding the city and the wide range of shops and amenities on Heavitree Fore Street. Well regarded schools are also located nearby as is Ludwell Valley Park.

Requiring a degree of modernisation throughout the accommodation comprises in brief, entrance porch & hall, living room with feature bay window, generous kitchen/dining room with French doors opening out onto the rear garden, utility room and WC to the ground floor. Three bedrooms, an ensuite shower room to the principle bedroom and a family bathroom are situated to the first floor.

Outside the property enjoys both front and rear gardens. The rear garden enjoys a good degree of privacy and predominantly comprises shrub borders and patio which provides a pleasant seating area. The garden offers access into the garage via a courtesy door and pedestrian access to the parking area and front of the garage, located immediately behind the property.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

MATERIAL INFORMATION

Construction notes: Brick

Utilities: Mains Electric, Gas, Water & Drainage.

Heating: Gas Central Heating

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>

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

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.







BRITISH
PROPERTY
AWARDS

2021

★★★★★

GOLD WINNER

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BRITISH
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AWARDS

2022

★★★★★

GOLD WINNER

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BRITISH
PROPERTY
AWARDS

2023

★★★★★

GOLD WINNER

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BRITISH
PROPERTY
AWARDS

2024

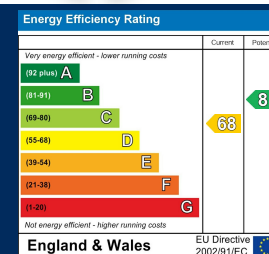
★★★★★

GOLD WINNER

ESTATE AGENT
IN EXETER

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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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