



naomi j ryan
estate agents



Townhouse



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Gas Central Heating



Garage



Enclosed Rear Garden



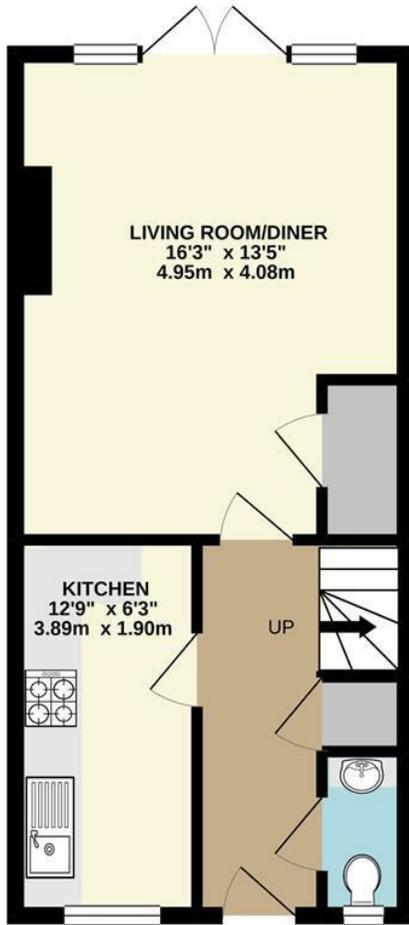
Council Tax Band: D

£325,000 Freehold

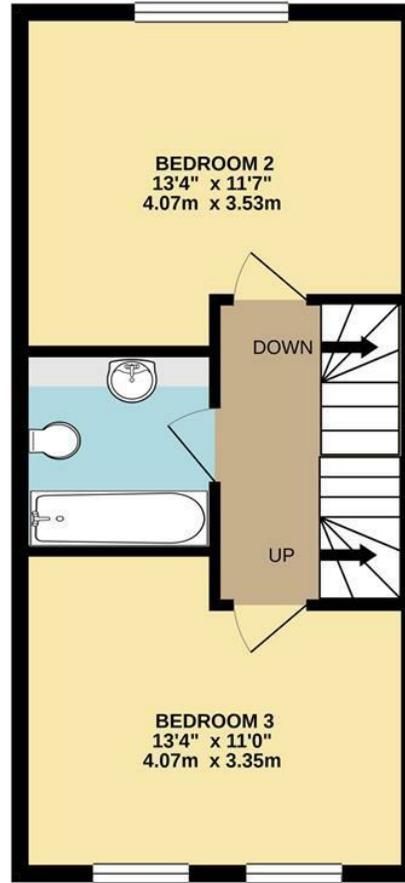
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Kings Heath, Exeter, EX2 7QG

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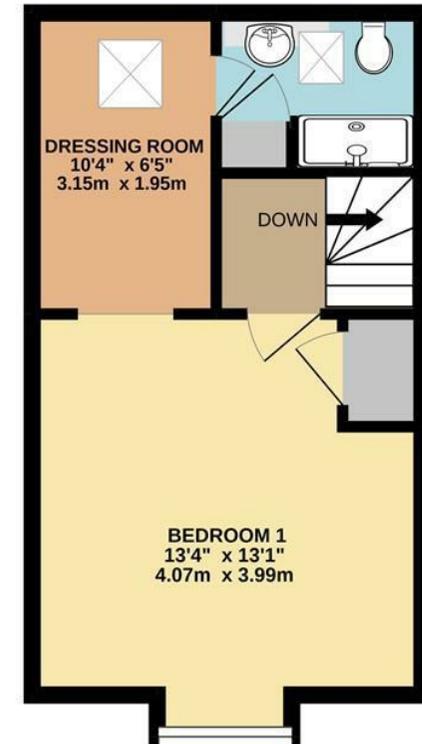
GROUND FLOOR



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 opportunity to acquire this three double bedroom townhouse located within the popular residential area of Kings Heath. The property offers convenient access to local amenities, Digby & Sowton Train Station & Park & Ride Service, well-regarded primary & secondary schools are within easy reach as are links to the major road network surrounding the city.

The accommodation is well presented and spacious throughout comprising in brief entrance hall, WC, modern kitchen and living room/diner with French doors opening onto the rear garden to the ground floor. Two bedrooms and the family bathroom are situated to the first floor with the master bedroom, dressing room and refurbished ensuite shower room to the second floor.

Outside the property enjoys an enclosed rear garden laid predominantly to lawn with a raised deck seating area. A gate at the rear of the garden offers pedestrian access to the garage and parking space.

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

MATERIAL INFORMATION

Construction notes: Brick construction.

Utilities: Mains water, electricity, gas 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. Please remember to bring hand sanitiser to use and a face covering to wear during your viewing.

REFERRAL FEE DISCLOSURE

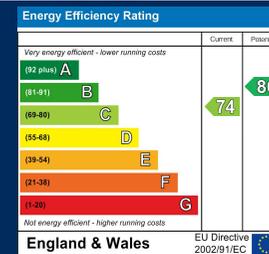
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the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





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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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