



naomi j ryan
estate agents



Terraced House



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage &
Parking Space



Enclosed Rear Garden



Council Tax Band: C

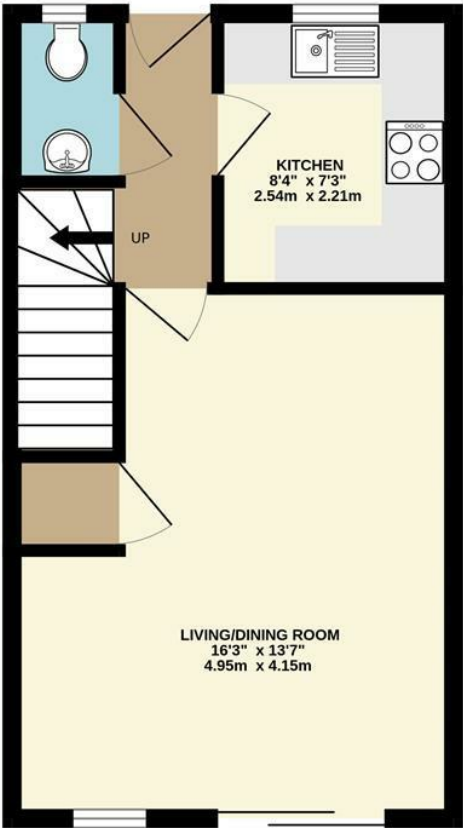
£270,000 Freehold

59 Old Bakery Close,

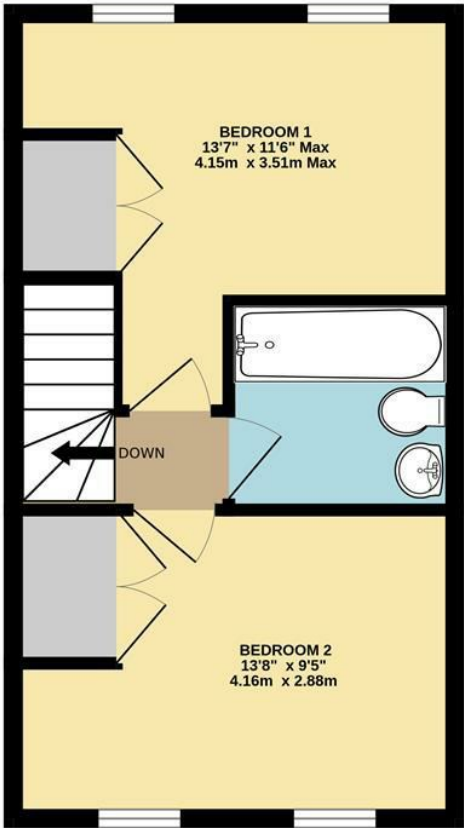
Exwick, Exeter, EX4 2UZ

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

This well-presented two-bedroom house is being sold with no onward chain, offers excellent access to riverside walks, and occupies a cul-de-sac position within this popular residential area. Situated in a highly convenient location the property offers excellent access to nearby cycle paths, St David's Train Station, the City Centre, and the University Campus.

The spacious accommodation comprises entrance hall, ground floor cloakroom, modern kitchen fitted with grey shaker style units, a superb open plan living/dining room with patio doors to the rear garden and a useful understairs storage cupboard. On the first floor are two double bedrooms, both with fitted double wardrobes, and a bathroom.

Outside is a well-maintained and enclosed rear garden. The garden comprises a paved patio area, an area of lawn, and borders filled with seasonal plants. A single garage is located a short walk from the house. The garage has an up-and-over door and useful eaves storage above. There is an additional parking space immediately in front of the garage.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Brick construction.

Utilities: Mains water, electricity, gas, and drainage.

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.



