



naomi j ryan
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



District Heating



Allocated Parking
Space



Enclosed Rear Garden

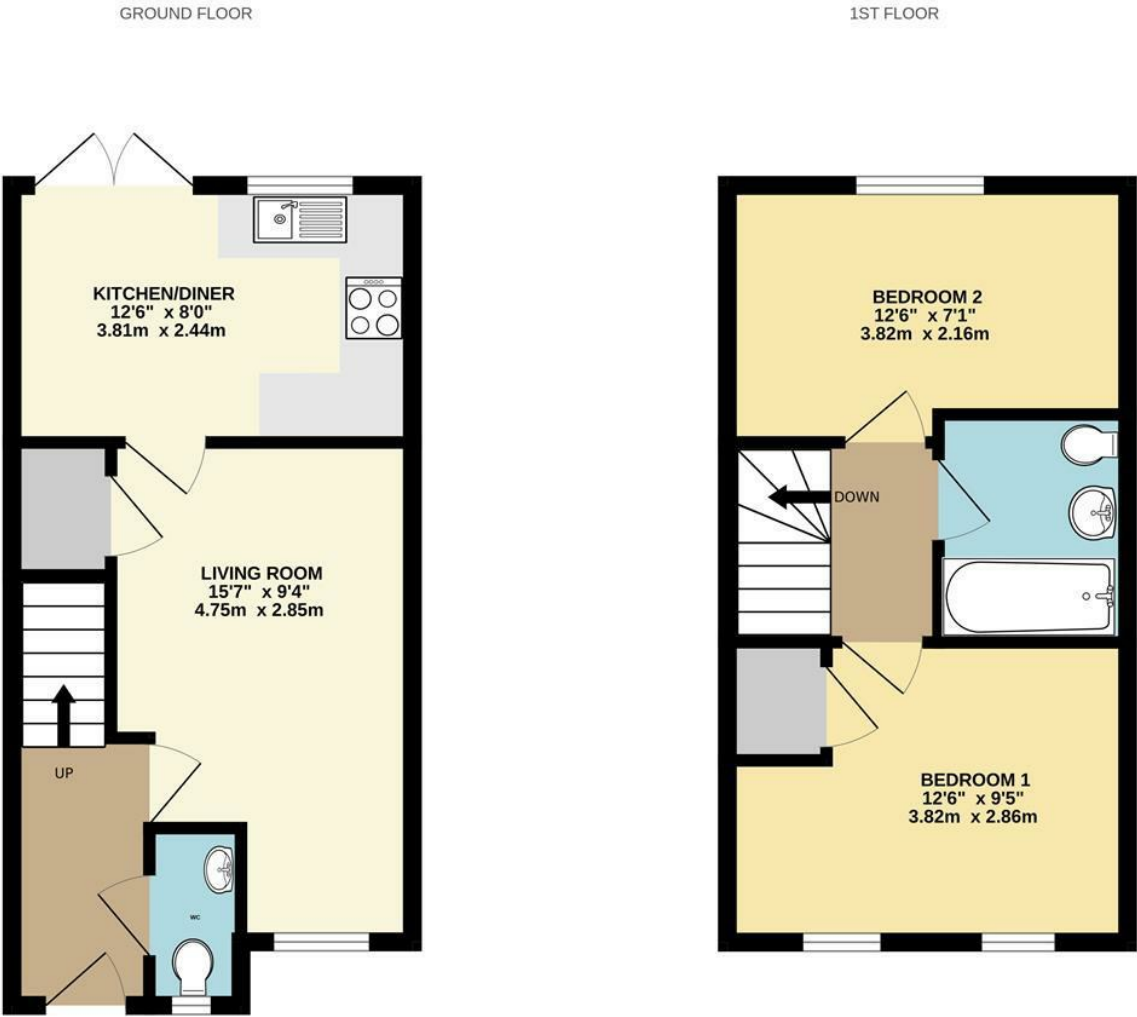


Council Tax Band: C

£250,000 Freehold

66 Myrtlebury Way,
Hill Barton Vale, Exeter, EX1 3GA

www.naomijryan.co.uk





SUMMARY

A modern and well presented two bedroom house located on the well regarded development of Hill Barton Vale. The property offers excellent access to local amenities including Sowton industrial estate, the MET office, City Centre, and major transport links surrounding the city including Junction 29 of the M5 motorway.

The accommodation comprises in brief, entrance hall, cloakroom, living room with access to an under stairs storage cupboard, and a kitchen/diner with French doors opening out onto the rear garden. Two double bedrooms and a bathroom are located to the first floor. Outside, the property enjoys a well maintained rear garden with a sunny southerly aspect. A gate offers access to the front of the property via a pathway. An allocated parking space is located immediately to the front of the property.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale. Appealing to both the investment fraternity and owner occupiers, early internal viewing is recommended.

MATERIAL INFORMATION

Construction notes: Brick

Heating: District Heating

Utilities: Mains Electric & Water.

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

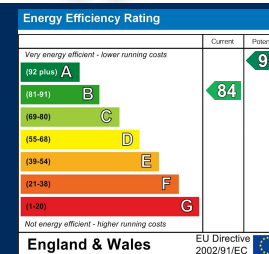
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the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





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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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