



naomi j ryan  
estate agents



Bungalow - Semi  
Detached



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage & Driveway



Enclosed Rear Garden

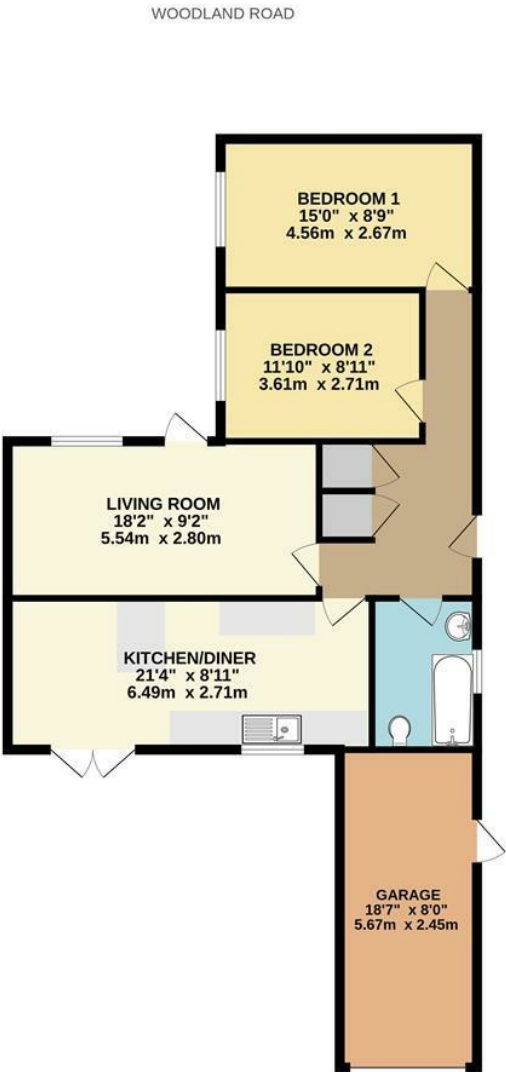


Council Tax Band: C

£260,000 Freehold

2 Woodland Road,  
Broadclyst, Exeter, EX5 3LP

[www.naomijryan.co.uk](http://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 deceptively spacious two bedroom semi detached bungalow occupying a level plot, located within the sought-after village of Broadclyst. Situated approximately five miles from Exeter, Broadclyst offers convenient access to the City of Exeter and an array of local amenities including a regular bus service, well-regarded schools, and a village store.

The bungalow offers accommodation of generous proportions comprising in brief, entrance hall with fitted storage, two double bedrooms, bathroom, living room and a spacious kitchen/dining room. Outside the property enjoys a private rear garden and pedestrian access via a pathway that wraps around the property to the front aspect. There is an additional area of garden to the front, laid to decorative stone chippings, this area could be used as an additional garden or off road parking. A single garage and driveway are positioned adjacent to the property.

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

## MATERIAL INFORMATION

Construction notes: Brick

Utilities: Connected to mains Gas, Electric, Water & 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>



## 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.





