



naomi j ryan  
estate agents



End of Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage



Gardens to Front, Side, Council Tax Band: B  
and Rear



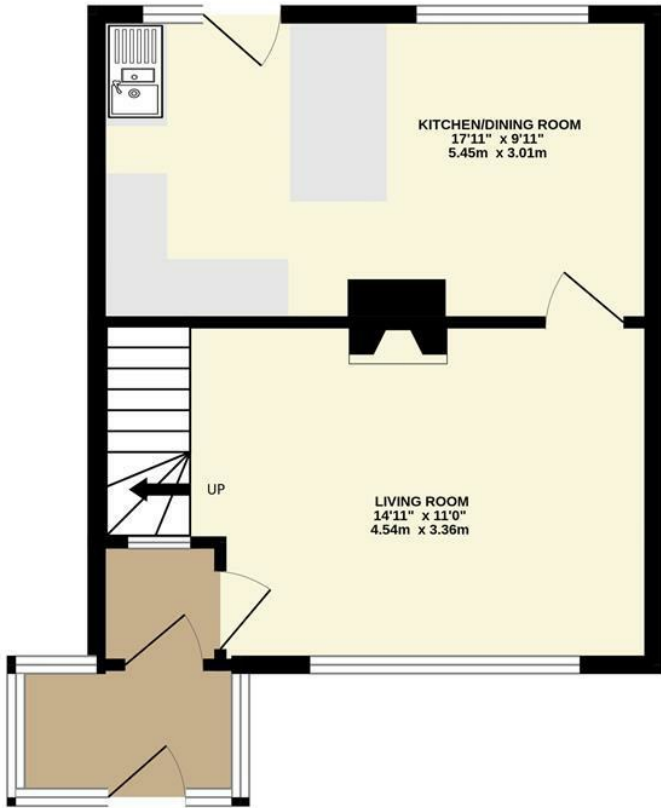
£240,000 Freehold

34 Wellpark Close,

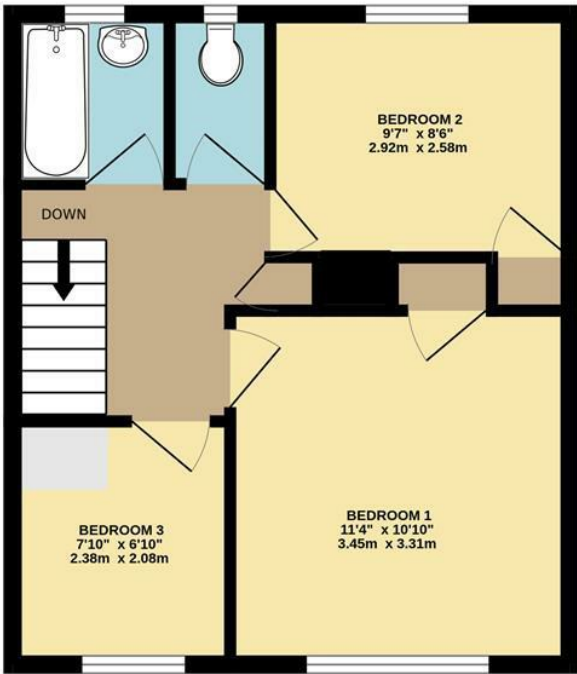
Redhills, Exeter, EX4 1TS

[www.naomijryan.co.uk](http://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

A spacious three-bedroom end-of-terrace house enjoying an elevated position with views across the surrounding area. Being sold with no onward chain, the property is situated within this established residential area. The property offers excellent access to local amenities, including well-regarded primary schools, St. Davids Train Station, and a regular bus service into the city, which is also within easy reach.

The accommodation, which needs some cosmetic improvement, comprises an entrance porch, a living room with superb views across Exeter, an open-plan kitchen/dining room, three good-sized bedrooms (two with superb views), a first-floor bathroom, and a separate first-floor WC.

Outside is a generous enclosed rear garden that extends around the side of the house, laid mostly to lawn. A gate provides access to the front garden, which is again laid to lawn. Steps from the front pavement lead up to the property.

A single garage with up and over door is located on the opposite side of the road in a nearby block.

Early internal viewing is highly recommended.

## MATERIAL INFORMATION

Construction notes: Brick Construction.

Utilities: Mains water, electricity, drainage, and gas. Current broadband supplier unknown.

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.





