



naomi j ryan  
estate agents



Semi Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Gas Central Heating



Garage & Driveway



Enclosed Rear Garden



Council Tax Band: D

£350,000 Freehold

27 Bunker Square,  
The Rydons, Exeter, EX2 7SH

[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 spacious and well-presented three-bedroom semi-detached house offering light and spacious accommodation throughout, being sold with no onward chain. Situated within the popular residential area of Newcourt, the property offers excellent commuter links to the M5 and A30, Newcourt Train Station, IKEA, and well-regarded primary and secondary schools.

The accommodation comprises an entrance hall with useful storage cupboard, ground floor cloakroom, a modern fitted kitchen, a spacious open plan living/dining room with double doors to the rear garden and a useful understairs storage cupboard. On the first floor are three good-sized bedrooms (the third bedroom is fitted with a comprehensive range of wall-to-ceiling wardrobes). There is an en-suite shower room to the main bedroom and a separate bathroom. The third bedroom has a comprehensive range of wall-to-ceiling fitted wardrobes.

Outside is an enclosed and well-maintained rear garden with a paved patio and an area of garden laid to lawn. The garden extends behind the garage with a door providing access to the rear of the garage. The garage has power and light with eaves storage above. An up-and-over garage door opens onto the driveway that provides additional off-road parking.

Early internal viewing is highly recommended.

## MATERIAL INFORMATION

Construction notes: Brick construction.

Utilities: Mains gas, electricity, water 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.







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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

18 southernhay west, exeter, ex1 1pj  
t&f . 01392 215283  
e . enquiries@naomijryan.co.uk  
www.naomijryan.co.uk  
company registration number 6693899