



naomi j ryan
estate agents



House - Semi-
Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Gas Central Heating



Driveway



Front & Rear Gardens Council Tax Band: C

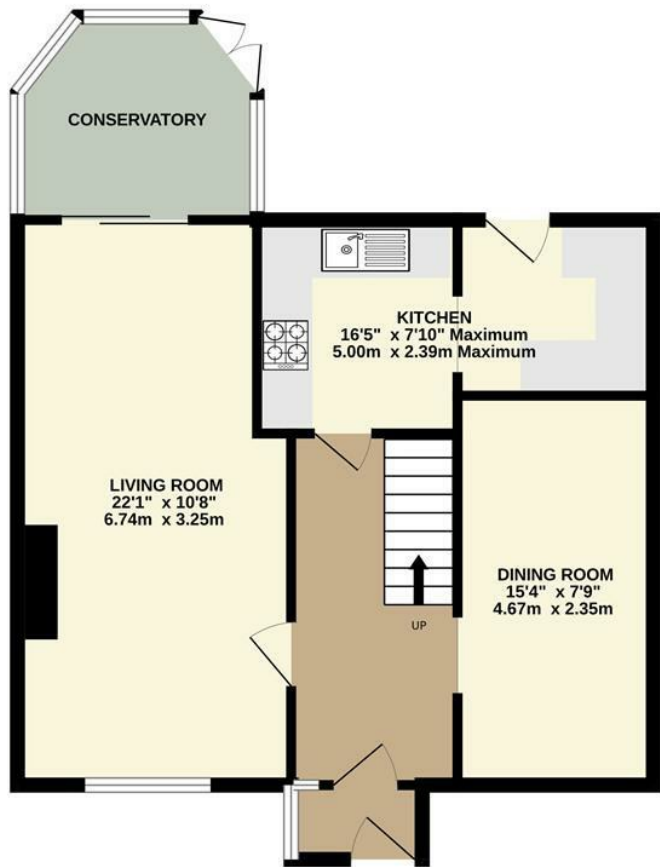


Guide Price
£299,950 Freehold

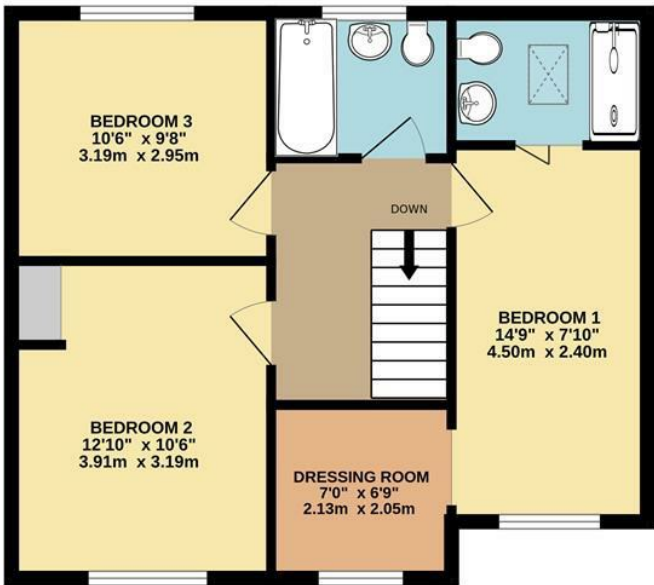
7 Knowle Drive,
Exwick, Exeter, EX4 2DF

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 deceptively spacious & extended three double bedroom semi detached family home occupying an elevated position and enjoying fantastic views across the River Exe & local cityscape. Located within the popular residential area of Exwick the property offers convenient access to local amenities, St David's Train Station, Riverside Walks & Cycle Paths along the Exe & the City Centre.

The accommodation is light and spacious throughout comprising in brief, porch, entrance hall, generous dual aspect living room, conservatory, dining room and kitchen to the ground floor. Three double bedrooms and a family bathroom are located to the first floor. The principle bedroom also enjoys the use of a contemporary ensuite shower room and a dressing room. Outside the property boasts ample off road parking and a front garden whilst to the rear a further enclosed garden enjoying a good degree of privacy and a sunny south easterly aspect.

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

MATERIAL INFORMATION

Construction notes: Brick

Heating: Gas Central Heating

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>

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.







**BRITISH
PROPERTY
AWARDS**

2021

★★★★★

GOLD WINNER

ESTATE AGENT
IN EXETER



**BRITISH
PROPERTY
AWARDS**

2022

★★★★★

GOLD WINNER

ESTATE AGENT
IN EXETER



**BRITISH
PROPERTY
AWARDS**

2023

★★★★★

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**BRITISH
PROPERTY
AWARDS**

2024

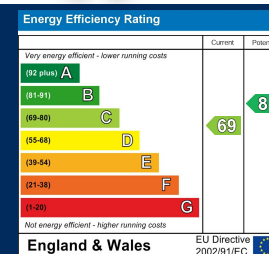
★★★★★

GOLD WINNER

ESTATE AGENT
IN EXETER

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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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