



naomi j ryan  
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



On Street - Permit  
Required



Courtyard Garden



Council Tax Band: C

£280,000 Freehold

38 Sandford Walk,  
Newtown, Exeter, EX1 2ES

[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, three double bedroom townhouse offered to the market for sale with no onward chain. Occupying a highly convenient position in the heart of Newtown the property enjoys convenient access to the RD&E Hospital, St Luke's Campus, City Centre, Waitrose and the recently opened St Sidwells Point Leisure Centre.

The accommodation is light and spacious throughout comprising in brief, entrance hall, dual aspect living room/diner, kitchen and a WC to the ground floor. Two double bedrooms and a spacious bathroom are located to the first floor, a further double bedroom positioned to the second floor completes the accommodation. Outside the property enjoys an enclosed courtyard garden with rear access via a service alley.

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 Electric, Gas, 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.



