









Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



On Street - Permit Required



Courtyard Garden



Council Tax Band: C

£280,000 Freehold

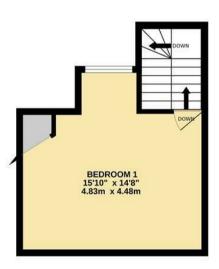
38 Sandford Walk,

Newtown, Exeter, EX1 2ES

GROUND FLOOR 1ST FLOOR 2ND FLOOR













## **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.









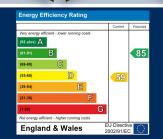








IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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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