



naomi j ryan
estate agents



Mid Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 2



Gas Central Heating



On Street Permit
Parking



Enclosed Rear Garden Council Tax Band: B

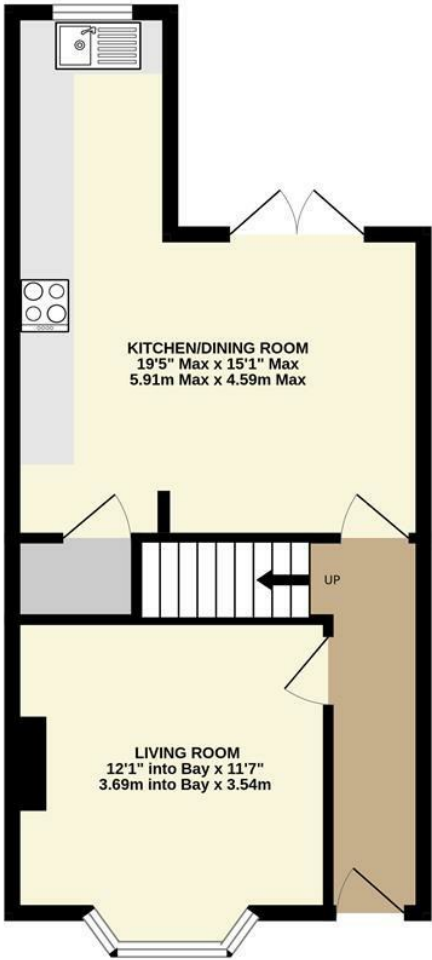


Guide: £315,000 Freehold

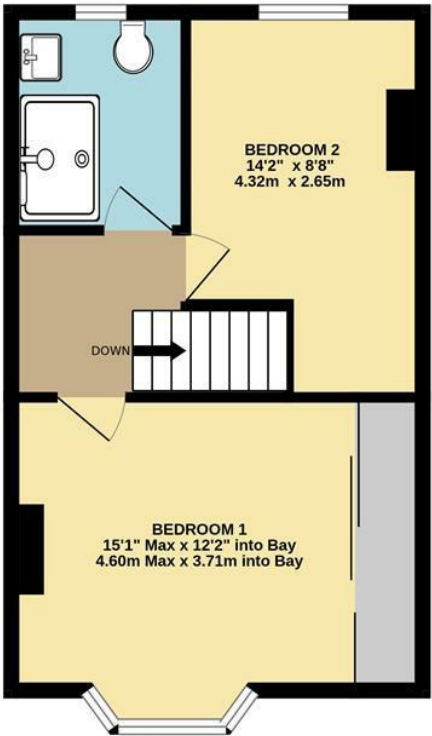
23 Saxon Road,
Heavitree, Exeter, EX1 2TD

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

Located in the charming area of Heavitree, Exeter, this beautifully refurbished period terraced house on Saxon Road is being sold with no onward chain and offers a delightful blend of modern comfort and classic character.

One of the key advantages of this property is its prime location. It is within walking distance of the wide range of local amenities within Heavitree, Heavitree Park, and the Royal Devon & Exeter Hospital.

The newly fitted kitchen is a standout feature, open plan with the dining room, with double doors out to the delightful rear garden. The property boasts two double bedrooms (one with fitted wardrobes), perfect for a small family or professionals seeking a comfortable living space. The bathroom has also been updated. There are replacement doors throughout and inset ceiling spotlights in each room.

Outside is an enclosed and low-maintenance rear garden, paved with a timber decked seating area. A gate provides access onto a rear access lane, perfect for those who require bike access.

This property presents an excellent opportunity to live on an established and popular residential road, and internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Awaiting confirmation.

Utilities: Awaiting confirmation.

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.



