naomi j ryan
estate agents

Detached

Bedrooms: 4

Bathrooms: 1

Receptions: 3

Heating: See Agents Note

Garage & Private Driveway

Front & Rear Gardens

Council Tax Band: E

Guide: £575,000 Freehold

11 Countess Wear Road,

Countess Wear, Exeter, EX2 6LU

www.naomijryan.co.uk

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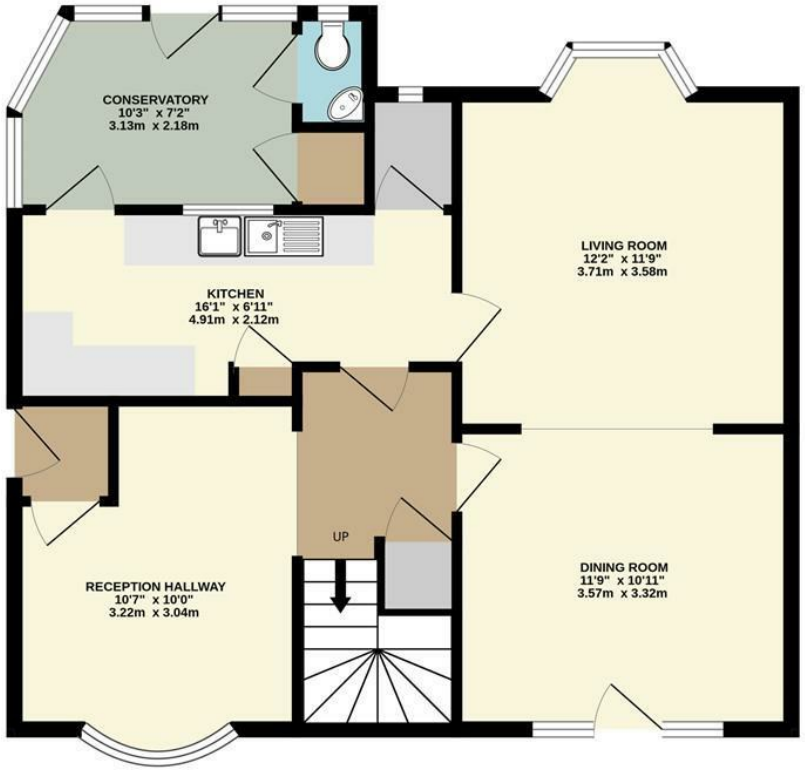
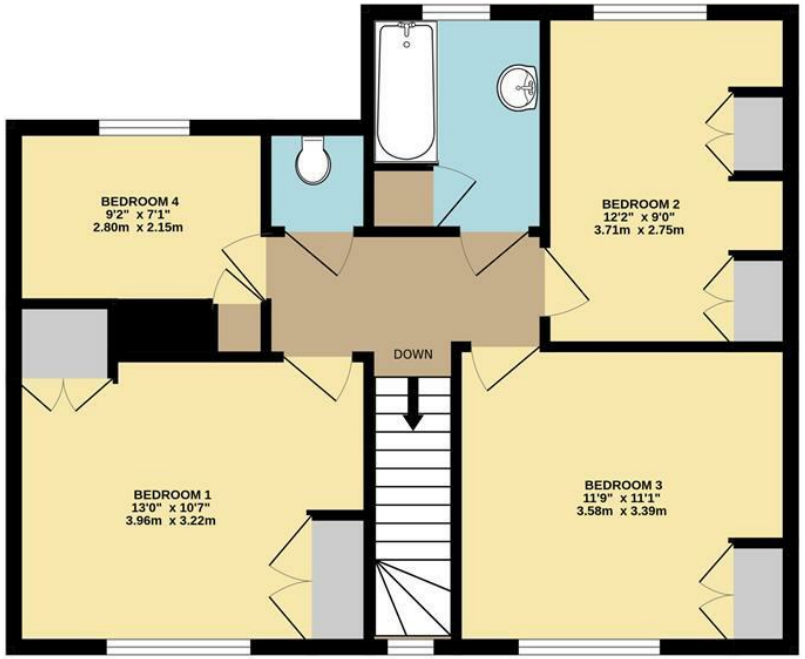
Guide: £575,000 Freehold

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 wonderful opportunity to purchase this four-bedroom detached house, located on the well-regarded Countess Wear Road in Exeter. With delightful views towards Haldon Belvedere, this delightful detached period house offers a wonderful opportunity for those seeking a spacious family home and is being sold with no onward chain. The house boasts a large front garden, with a private driveway providing off-road parking for several vehicles in front of the single garage.

Countess Wear is a sought-after location, known for its community spirit and is in a superb position for riverside walks and cycle routes. There is convenient access to local amenities, the City Centre, local schools, and commuter links.

While the property is in need of modernisation, it presents a blank canvas for potential buyers to create their dream home. The spacious accommodation allows for a variety of layouts and design possibilities, and comprises entrance porch, reception hallway, dual aspect living/dining room, spacious kitchen, conservatory, four good-sized bedrooms, bathroom, and separate WC.

Outside are beautifully maintained front and rear gardens. The rear garden is enclosed and laid mostly to lawn with a paved patio area. The garden has borders planted with a variety of mature shrubs and trees. To the front of the house is a generous-sized garden, laid to lawn with mature hedges.

There is a detached single garage and private driveway providing off road parking for several vehicles.

Early internal viewing is highly recommended.

AGENTS NOTES

The property is being sold with no onward chain.

Central heating is installed at the property, however, the boiler has been disconnected after failing a safety test.

MATERIAL INFORMATION

Construction notes:

Utilities:

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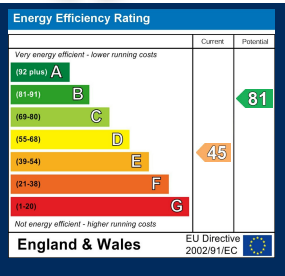
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



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