



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Gas Central Heating



Garage & Driveway



Enclosed Rear Garden



Council Tax Band: D

£325,000 Freehold

87 Old Park Avenue,

Westclyst, Exeter, EX1 3WD

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 beautifully presented three-bedroom semi-detached family home located within the popular residential development of Hillside Gardens. Situated on the edge of Pinhoe, the property offers convenient access to the city centre, a regular bus service and the major road network surrounding the city. The property is also within walking distance of Westclyst Community Primary School. Pinhoe Village offers a wide range of amenities such as a Spar Shop, Pharmacy, Public House, Butchers, and eateries. Pinhoe Train Station is also within close proximity and offers services to Exeter and London Waterloo.

The property has a light and spacious feel throughout with accommodation comprising entrance hall with built-in storage cupboard, modern fitted kitchen with an integrated oven and hob, ground floor cloakroom, and a superb open plan living/dining room with double doors out to the rear garden. There is tiled flooring to the hallway, kitchen, and ground floor cloakroom. On the first floor are three good-sized bedrooms, one with ensuite shower room, and a separate bathroom.

Outside is a superb landscaped rear garden, much improved by the existing owners with a covered paved patio area, perfect for enjoying the afternoon sun. Steps provide access up to an area of garden, laid to lawn with attractive stone gravel borders. A gate provides side access to the front of the house. To the side of the house is a single garage with an additional parking space in front on the private driveway.

Early internal viewing is highly recommended.

AGENTS NOTE

There is an estate service charge of £239.80 per annum payable to Green Square Estates, which goes towards the maintenance of the public open spaces on the development.

A separate payment of approximately £200 per annum is payable to Warwick Estates Property Management Ltd for the retaining wall to the rear of the property.

MATERIAL INFORMATION

Construction notes: Awaiting information.

Utilities: Mains water, electricity, and gas. Current broadband provider: Seethelight.

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.



