



naomi j ryan
estate agents



House - End Terrace



Bedrooms: 4



Bathrooms: 2



Receptions: 1



Gas Central Heating



Single Garage &
Parking



Wrap-Around Gardens Council Tax Band: C



£425,000 Freehold

2 Old Bakery Close,

Exwick, Exeter, Devon, EX4 2UZ

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 superbly presented four bedroom home occupying a generous plot & an enviable position with views from the principle bedroom across the River Exe. Enjoying this tucked away position the property offers excellent access to nearby cycle paths, riverside walks, St David's Train Station, the City Centre, and the University Campus.

The generous accommodation comprises entrance hall, living room, contemporary kitchen/diner fitted with stylish high gloss units and an integrated dishwasher. A conservatory completes the ground floor accommodation and offers access onto the rear garden. To the first floor are three good sized bedrooms and a family bathroom. The principle bedroom suite is located to the second floor. This is a particular feature of the property, boasting fitted storage, an ensuite shower room and views across the River Exe.

Outside the property enjoys mature and well maintained wrap-around gardens. The gardens are a great addition to this home offering a good degree of privacy and a fantastic setting from which to enjoy the outdoors. A side gate provides pedestrian access to the front of the garage and parking space. The garage can also be accessed via a courtesy door from the garden. The garage has been improved by the current owners offering a versatile space which could be used for a variety of functions.

With its prime location, river views and impressive features, this home is a must-see. Strong interest is anticipated and early viewings recommended.

MATERIAL INFORMATION

Construction notes: TBC

Heating: Gas Central Heating

Utilities: TBC

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

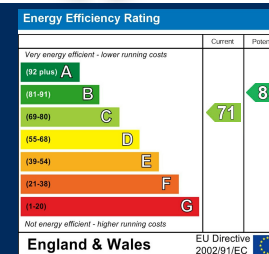
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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