



naomi j ryan
estate agents



Mid Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



On Street Parking



Front & Rear Gardens



Council Tax Band: B

£290,000 Freehold

1 Leypark Close,

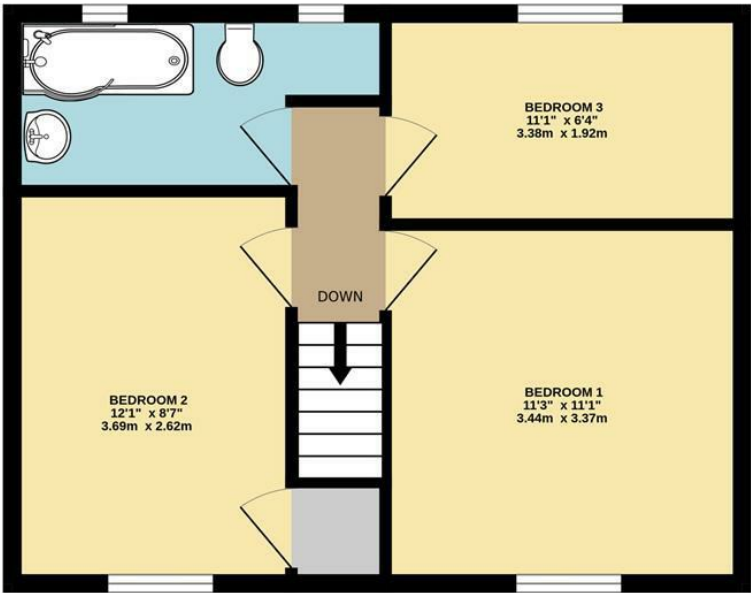
Whipton, Exeter, EX1 3NU

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

A light and spacious three-bedroom house offering well-presented accommodation throughout and with a superb enclosed rear garden. Located within the popular residential area of Whipton, the property offers convenient access to a regular bus service, well-regarded primary & secondary schools and the major road networks surrounding the city.

The accommodation comprises a dual aspect living room with windows to both the front and rear, an open plan kitchen/dining room with a modern fitted kitchen and a door providing access to the rear garden, a ground floor WC / utility room, three good-sized bedrooms, and a modern first floor bathroom.

Outside are beautifully maintained front and rear gardens. The rear garden is laid to lawn with a well-stocked border planted with shrubs. A patio area provides a perfect seating area with space for outside dining and entertaining. The front garden is laid to lawn with a variety of mature shrubs.

Early internal viewing is highly recommended for this superb home.

MATERIAL INFORMATION

Construction notes: Brick construction.

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

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>

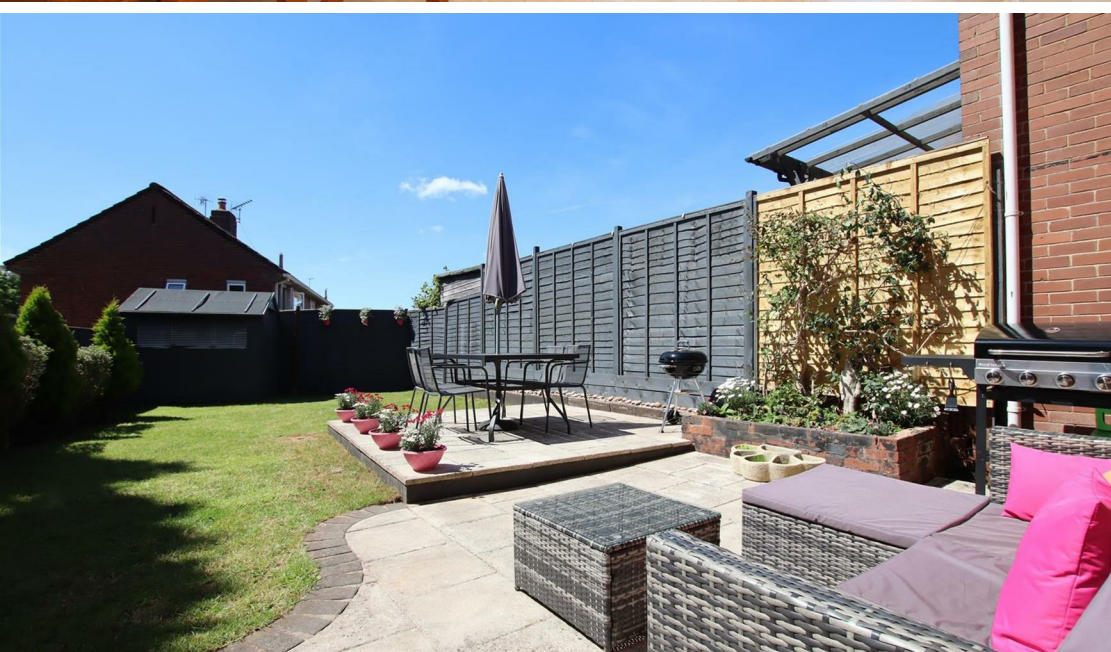
VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

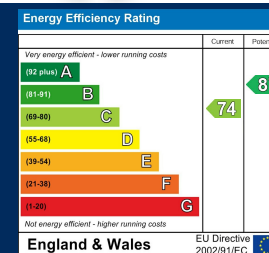
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the 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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