



naomi j ryan  
estate agents



Mid Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 2



Gas Central Heating



On Street Permit  
Parking



Courtyard Garden



Council Tax Band: B

Guide: £260,000 Freehold

34 East John Walk,

Newtown, Exeter, EX1 2EP

[www.naomijryan.co.uk](http://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 well-presented two-bedroom terraced house, situated on a pedestrian street in the heart of Newtown. The property offers highly convenient access to Exeter's City Centre, Waitrose and St Sidwells Point Leisure Centre.

The property is being sold with no onward chain and has accommodation comprising of entrance hall, living room with exposed floorboards, separate dining room, kitchen, rear lobby, modern ground floor shower room and two double bedrooms.

Outside is an enclosed courtyard garden with a large storage shed. A gate provides access to the rear.

Early internal viewing is highly recommended.

## MATERIAL INFORMATION

Construction notes: Brick & modern cavity masonry construction to the single storey section to the rear.

Utilities: Connected to mains Gas, electric, water, & drainage.

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.





