





Mid Terrace



Bathrooms: 1



Gas Central Heating



Courtyard Garden



Bedrooms: 2



Receptions: 2



On Street Permit Parking



Council Tax Band: B

Guide: £260,000 Freehold

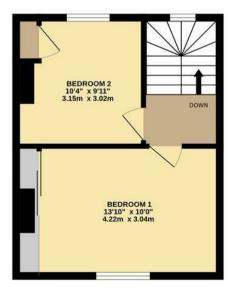
34 East John Walk,

Newtown, Exeter, EX1 2EP

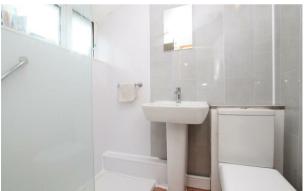
GROUND FLOOR

1ST FLOOR











## **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  $\mathfrak{L}200$  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.









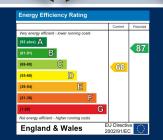








IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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