



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



Garage and Driveway



Front & Rear Gardens



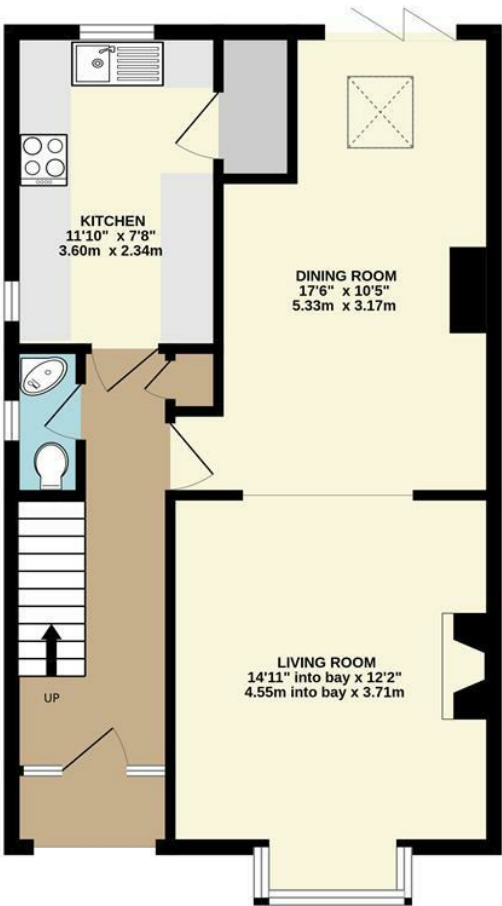
Council Tax Band: C

£375,000 Freehold

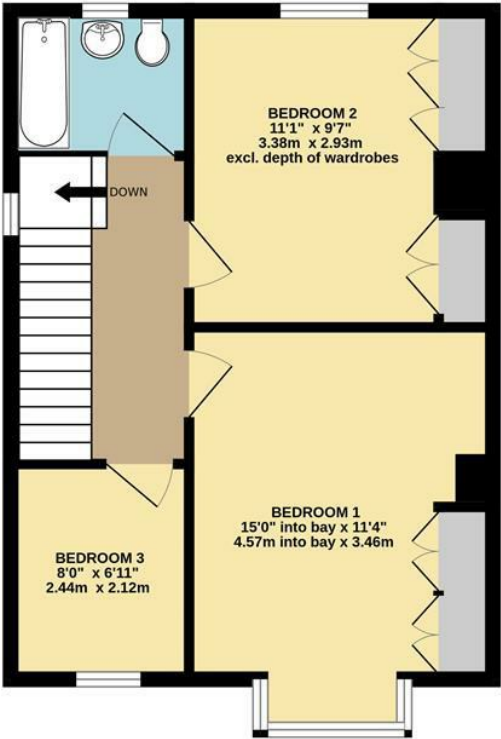
78 Honiton Road,
Heavitree, Exeter, EX1 3ED

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 spacious and well-presented three-bedroom semi-detached house with a garage and driveway (accessed via Warwick Road). Being sold with no onward chain, the property offers excellent access to the wide range of facilities on Heavitree Fore Street as well as popular primary and secondary schools. The M5 and A30 are within easy reach as are Exeter Business Park, Sowton Industrial Estate, Met Office and Exeter International Airport.

The property has been extended on the ground floor to provide a spacious dining area with bi-fold doors out to the rear garden. The dining room is open-plan with the living room, creating a light and spacious dual-aspect reception room. The remaining ground floor accommodation comprises entrance hall, a ground floor cloakroom, and a kitchen. On the first floor are three good-sized bedrooms, the bedrooms to the front of the house enjoy a tree-lined aspect across Honiton Road. A first floor bathroom completes the accommodation.

Outside are well-maintained front and rear gardens. The front garden is generously sized and provides good privacy from the road. The garden is laid to lawn with a variety of mature shrubs and trees. The rear garden is enclosed and features a patio area that provides a delightful seating space. Part of the garden is laid to lawn with borders for planting. A gate provides access to the driveway and single garage.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Brick and tile

Utilities: Mains Gas, Water, Electricity & 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

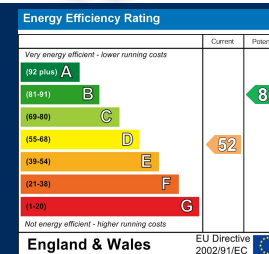
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





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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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