



naomi j ryan
estate agents



Mid Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Fire and Electric
Heaters



2 Garages



Front & Rear Gardens

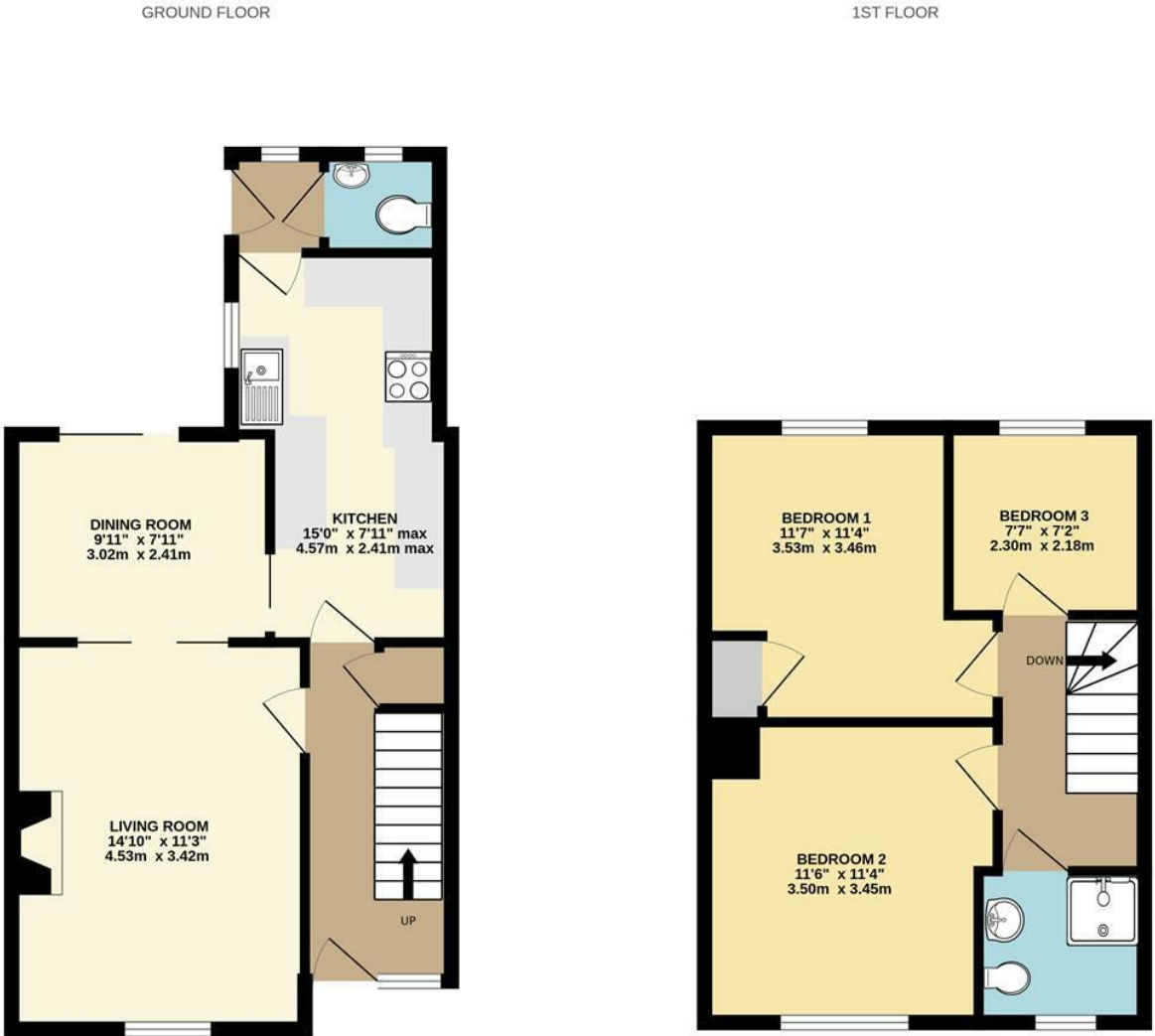


Council Tax Band: C

Offers In The Region Of:
£255,000 Freehold

21 Hamilton Avenue,
Exeter, EX2 6BQ

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.
Made with Metropix ©2025



SUMMARY

A well-presented and extended three-bedroom terraced house with south-facing garden, and two garages. The property is being sold with no onward chain and is located in this highly convenient position with excellent access to the City Centre by road and bus, the Royal Devon & Exeter Hospital, and within walking distance of Isca Academy.

The accommodation comprises entrance hall, spacious living room, separate dining room with patio doors to the garden, extended kitchen, rear porch, ground floor cloakroom, three good-sized bedrooms, and a first floor wet room with walk in shower area, WC, and wash hand basin.

Outside is a delightful enclosed south-facing rear garden. The garden is paved with borders planted with a variety of shrubs. A gate provides pedestrian access to the rear. To the front is a small enclosed garden, paved with planted borders. Two garages are located a short walk from the property.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Brick block and slate.

Utilities: Mains water, electricity, drainage, and gas.

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.

LETTINGS POTENTIAL

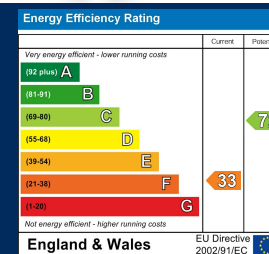
Naomi J Ryan Lettings Department have put an estimated rental value on this property in modernised condition of £1200-£1300 per calendar month, providing a gross rental yield of 5.6% - 6.1%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.





 **naomi j ryan**
estate agents

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.



18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899