



naomi j ryan
estate agents



House - End Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Allocated Parking
Space



Landscaped Rear
Garden

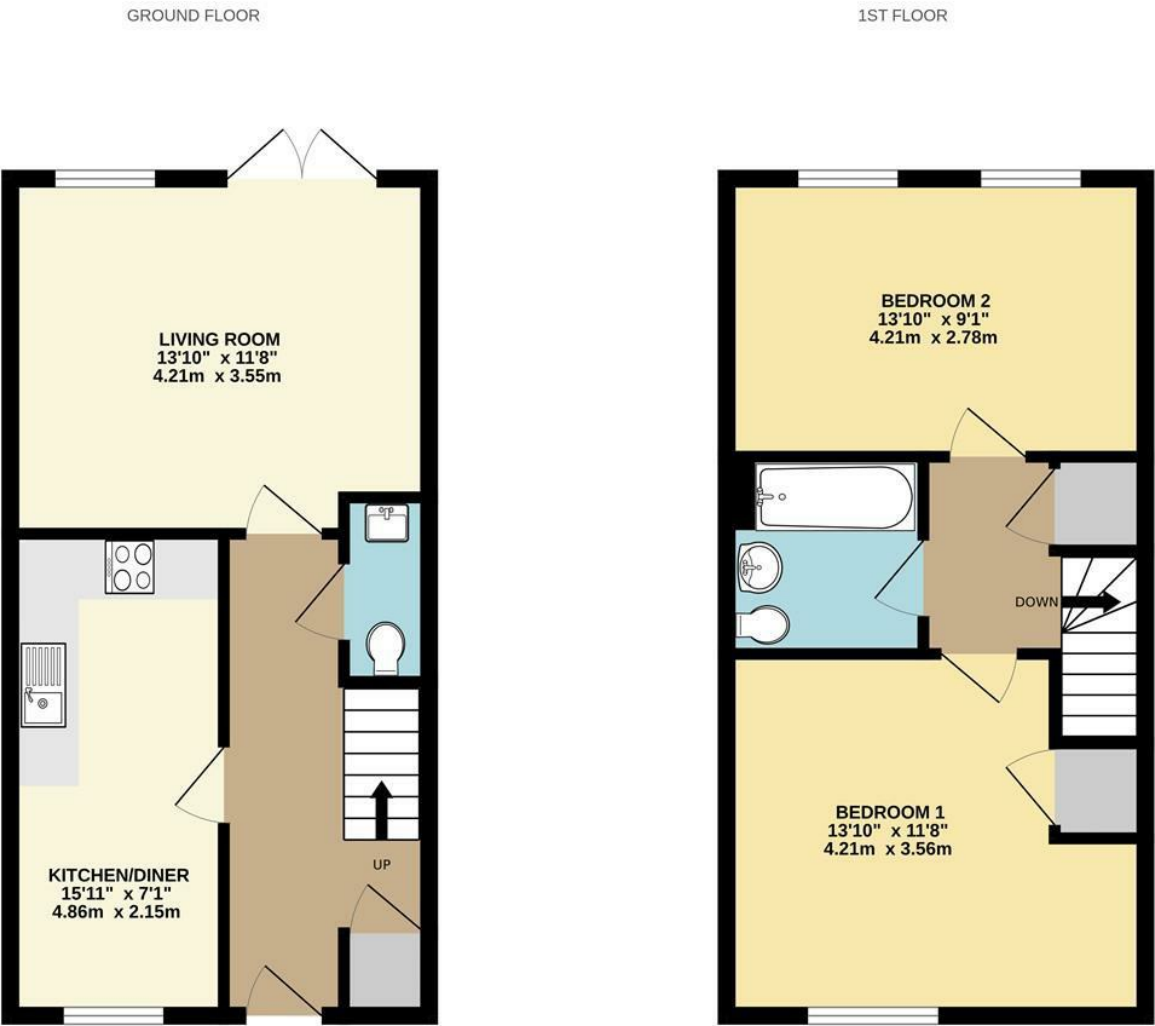


Council Tax Band: B

£270,000 Freehold

Limestone Drive,
Quarry Heights, Exeter, EX4 8RP

www.naomijryan.co.uk





SUMMARY

An immaculate and superbly presented two-bedroom end of terrace home offering generous proportions located on this modern development.

The property offers convenient access to a local shop, well regarded primary & secondary schools, and a regular bus service from Harrington Lane. For those requiring access to the major road links surrounding the city, these are located within easy reach. Pinhoe Village, located a short distance away, offers a range of amenities including a doctor's surgery, public house, and Pinhoe Train Station with links to Exeter & London Waterloo.

A fine example of modern home, this property offers comfortable & contemporary accommodation that is light and spacious throughout. In brief the accommodation comprises entrance hall, kitchen/dining room fitted with as stylish kitchen, living room with French doors opening out onto the rear garden, and a WC to the ground floor. Two generous double bedrooms and a bathroom are located to the first floor and complete the accommodation.

Outside the property enjoys a rear garden, landscaped with an ease of maintenance in mind. Further features include a pergola providing a sheltered seating area and a rear gate offering pedestrian access in and out of the garden. To the front of the property is an allocated parking space and an EV charging point.

Naomi J Ryan Estate Agents are delighted to bring this wonderful home to the market for sale and highly recommend internal viewing to appreciate all it has to offer.

MATERIAL INFORMATION

Construction notes: Timber Framed

Heating: Gas Central Heating

Utilities: Mains Water, Drainage & Electricity

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>

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

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.



