



naomi j ryan
estate agents



House - Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 1



District Heating



Two Parking Spaces



Enclosed Rear Garden



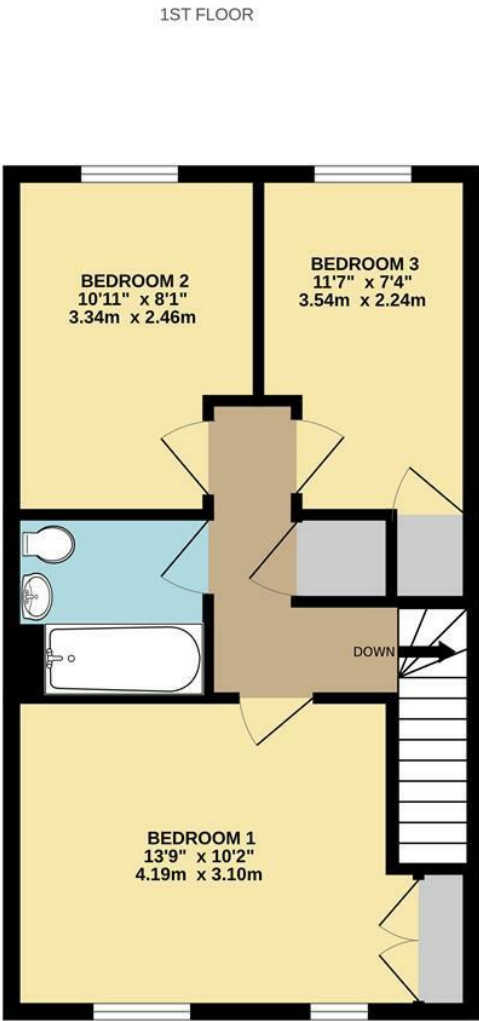
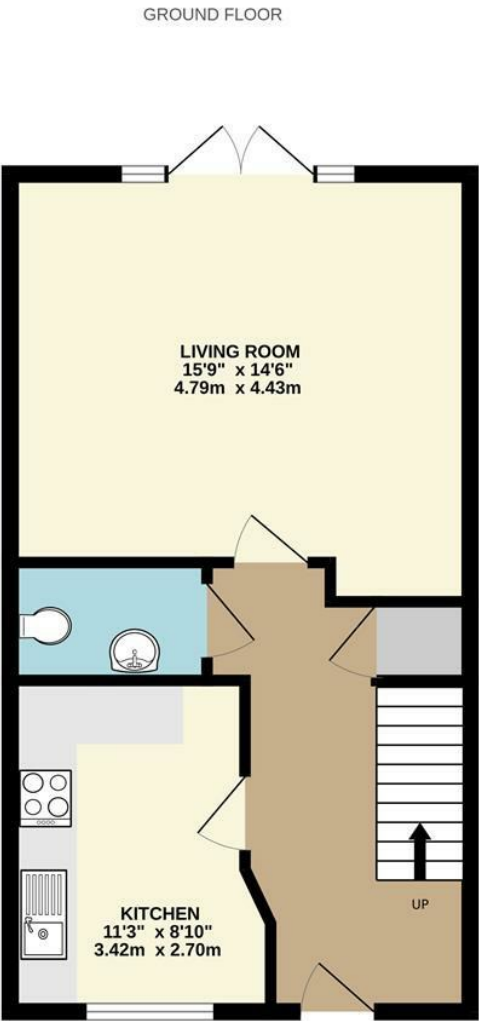
Council Tax Band: D

£315,000 Freehold

52 Roman Avenue,

Pinhoe, Exeter, EX1 3UU

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 contemporary & well presented semi-detached home offering light and spacious accommodation, three bedrooms and two allocated parking spaces. Located on the modern Taylor Wimpey development of Mayfield Gardens, the property is conveniently placed for access to well regarded primary and secondary schools, a variety of supermarkets and a regular bus service. For those requiring access to the major road links surrounding the city, these are located close by. 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.

This modern home offers generous, well-proportioned accommodation, perfectly suited to modern family life. In brief the accommodation comprises entrance hall, kitchen/breakfast room, large WC and a living room with French doors opening out onto the rear garden. To the first floor are three good-sized bedrooms and a bathroom. Outside, the property enjoys front and rear gardens both laid predominantly to lawn. A gate at the bottom of the garden provides pedestrian access to the two parking spaces. These are arranged side by side and are located immediately beyond the garden.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing.

MATERIAL INFORMATION

Construction notes: Brick

Heating: District Heating

Utilities: Connected to Mains 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>

360 VIRTUAL TOUR

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

REFERRAL FEE DISCLOSURE

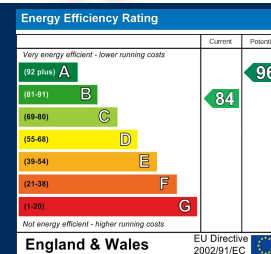
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the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





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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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