



naomi j ryan  
estate agents



End Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Parking: On Street



Front & Rear Gardens



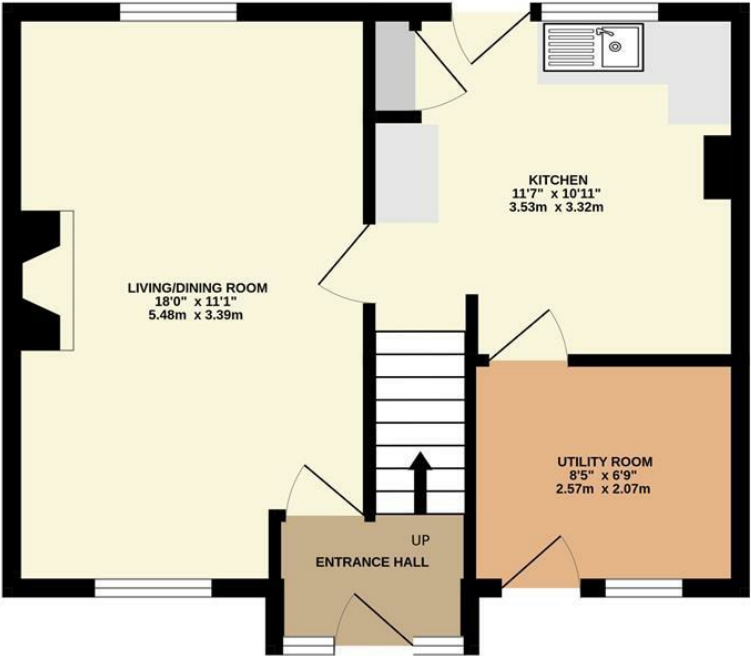
Council Tax Band: B

£270,000 Freehold

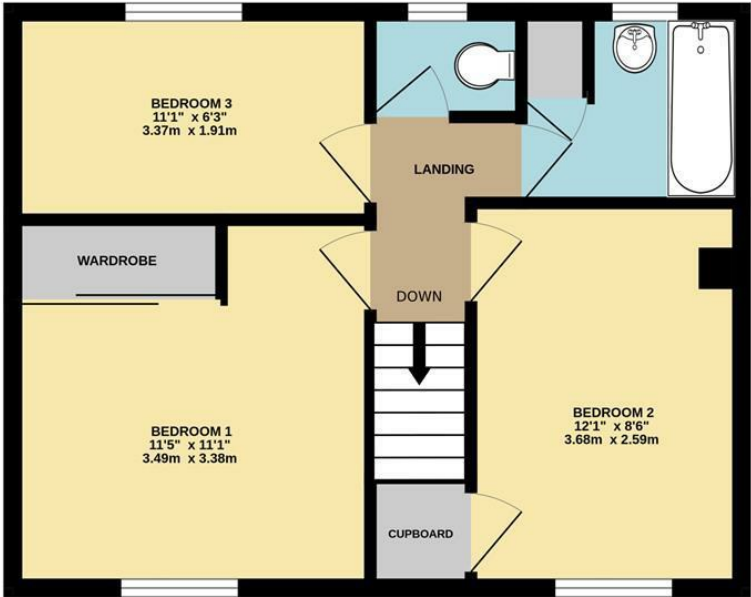
29 Brookway,  
Whipton, Exeter, EX1 3JH

[www.naomijryan.co.uk](http://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

Naomi J Ryan Estate Agents are delighted to bring to the market this delightful three-bedroom end of terrace property requiring a degree of refurbishment. The property is offered to the market with no onward chain and is conveniently located within this popular and well-established residential area. Whipton offers good access to the City Centre, a parade of local shops, located in Whipton Village, a regular bus service and well regarded primary & secondary schools.

The light and spacious accommodation comprises entrance hall, dual aspect living/dining room, kitchen, separate utility room, three bedrooms, bathroom, separate WC, gas central heating and double glazing. Outside are well maintained front and rear gardens.

Internal viewing is highly recommended to appreciate all this property has to offer.

## MATERIAL INFORMATION

Construction notes: Brick

Heating: Gas Central Heating

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 £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.

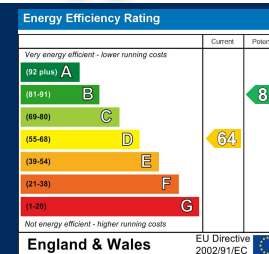






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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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