



naomi j ryan
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Gas Central Heating



Allocated Parking
Space



Enclosed Rear Garden



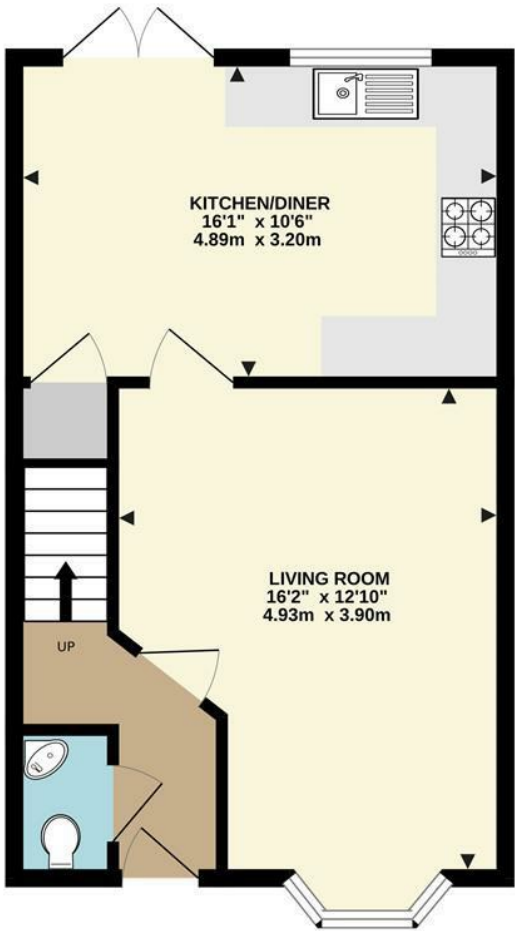
Council Tax Band: C

£300,000 Freehold

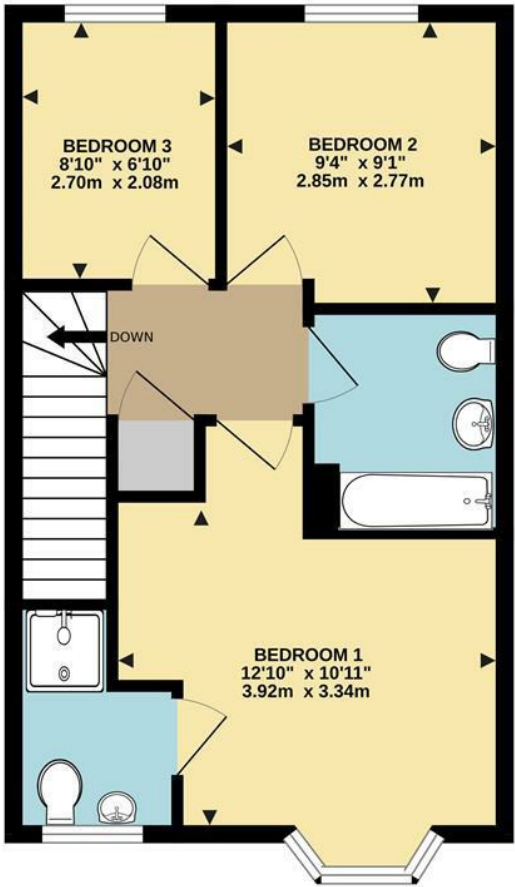
River Plate Road,
The Rydons, Exeter, EX2 7FD

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 superbly presented three bedroom property offered to the market for sale with no onward chain. Located in this highly desirable residential area the property offers convenient access to well regarded local schools, a Spar Shop, Newcourt Train Station, a regular bus service and the major road network surrounding the city.

The accommodation is incredibly light and spacious throughout and has been wonderfully maintained by the current owners. To the ground floor the accommodation comprises in brief entrance hall, cloakroom, living room with feature bay window and a kitchen/diner. Three bedrooms, a family bathroom and an ensuite shower room to the master bedroom are situated to the first floor. Outside the property enjoys a fully enclosed, landscaped rear garden with a sunny south westerly aspect. Features include a patio, lawn, stepped section of planters and a further patio located at the bottom of the garden. A rear gate provided pedestrian access into the garden.

Naomi J Ryan Estate Agents are delighted to bring this wonderful property to the market for sale with no onward chain and highly recommend internal viewing to fully appreciate all it has to offer.

360 VIRTUAL TOUR

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

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.

MATERIAL INFORMATION

Construction notes:

Heating:

Utilities:

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>



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THINKING OF SELLING?

Get in touch for a free,
no obligation valuation.
Call 01392 215283
or email
enquiries@naomijryan.co.uk

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	92
(81-91) B	
(69-80) C	80
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



BRITISH
PROPERTY
AWARDS

2022



GOLD WINNER

ESTATE AGENT
IN EXETER

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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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