



naomi j ryan
estate agents



Detached



Bedrooms: 2



Bathrooms: 1



Receptions: 2



Gas Central Heating



Private Driveway



Front & Rear Gardens



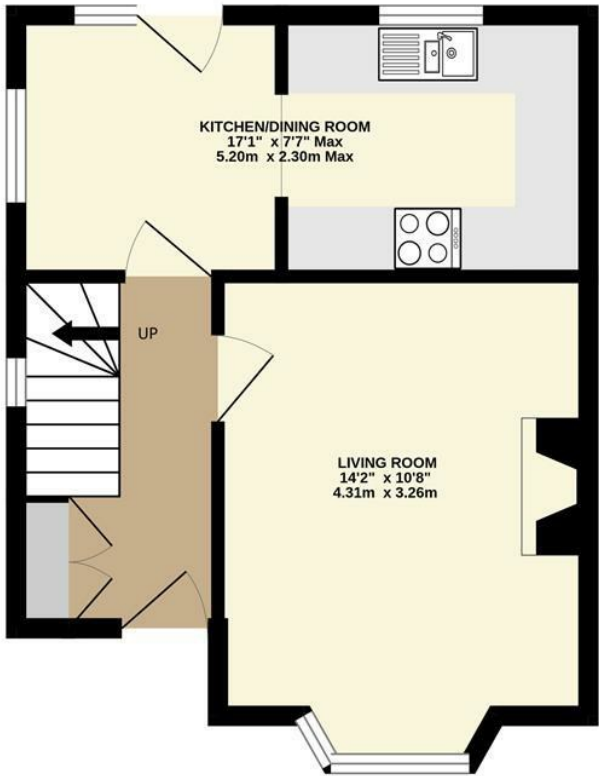
Council Tax Band: C

£300,000 Freehold

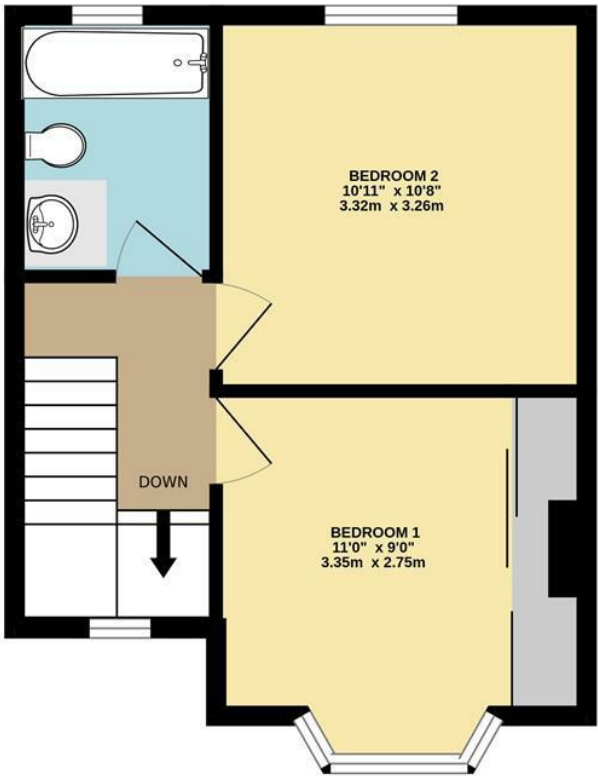
7 Orchard Hill,
St Thomas, Exeter, EX2 9ND

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 well-presented detached house with two double bedrooms and off-road parking, located within the popular residential area of St Thomas. The property is an excellent location, offering access to well-regarded primary & secondary schools, the major road network surrounding the city, regular bus service, and Exeter's City Centre.

With a spacious feel throughout, the accommodation comprises entrance hall, living room with a bay window to the front, open-plan kitchen/dining room, two generous double bedrooms (one with fitted wardrobes), and a first-floor bathroom.

Outside is a delightful wildlife garden, planted with established shrubs, perennials, and fruit trees. There are areas of garden laid to lawn, a paved patio and a verandah immediately to the rear of the house. A gate to the side of the house provides access to the driveway, with off-road parking for one vehicle. There is a small front garden, well-stocked with mature shrubs.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains electricity, drainage, water, 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.



