



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



Garage & Driveway



Front & Rear Gardens



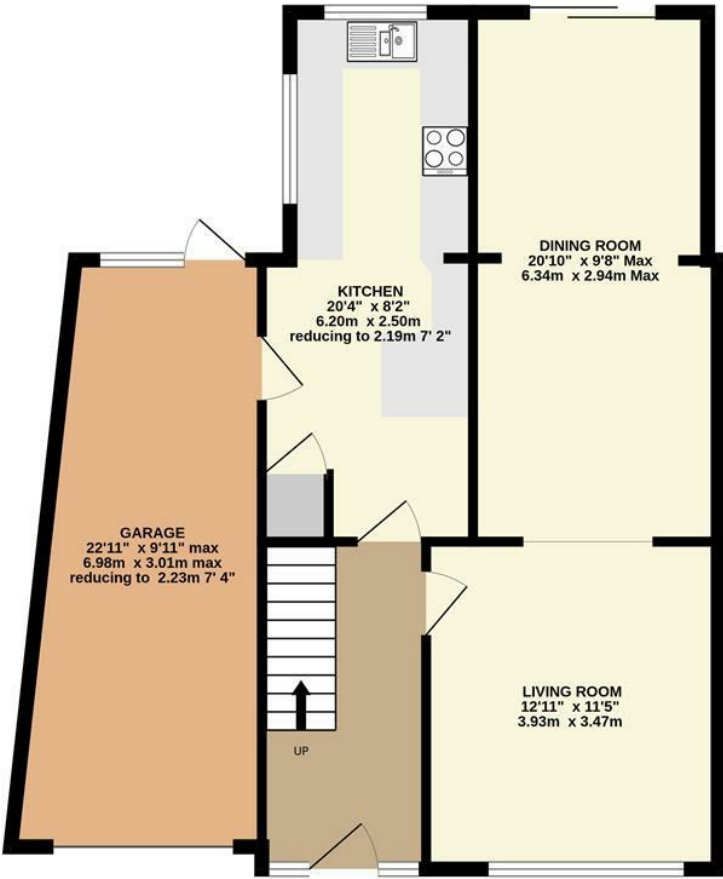
Council Tax Band: D

£340,000 Freehold

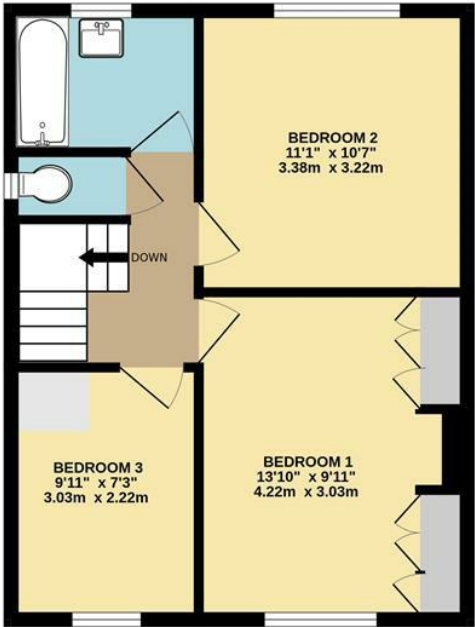
31 Broadfields Road,
Broadfields, Exeter, EX2 5RF

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.
Made with Metropix ©2025



SUMMARY

A well-presented and extended three-bedroom semi-detached house with a garage and private driveway. The property is conveniently positioned for access to local amenities, including a regular bus service, the Royal Devon & Exeter Hospital, the City Centre, and the major road network surrounding the city. Well-regarded primary & secondary schools are also within easy reach.

The property has been extended on the ground floor and provides spacious accommodation, comprising entrance hall, open plan living/family/dining room, and a modern dual aspect kitchen. The kitchen is fitted with a matching range of hi-gloss base units, built-in double oven, hob, integrated dishwasher, and appliance space for a washing machine and fridge/freezer. On the first floor are three bedrooms, a modern bathroom and a separate WC.

Outside is an enclosed rear garden, laid to lawn with mature shrubs. A paved patio provides a delightful seating area at the end of the garden. To the front of the house is a small area of garden laid to lawn, a private driveway and a garage.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Awaiting Information

Utilities: Awaiting Information.

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.



