



naomi j ryan
estate agents



House - Semi-
Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



Garage & Driveway



Generous Corner Plot



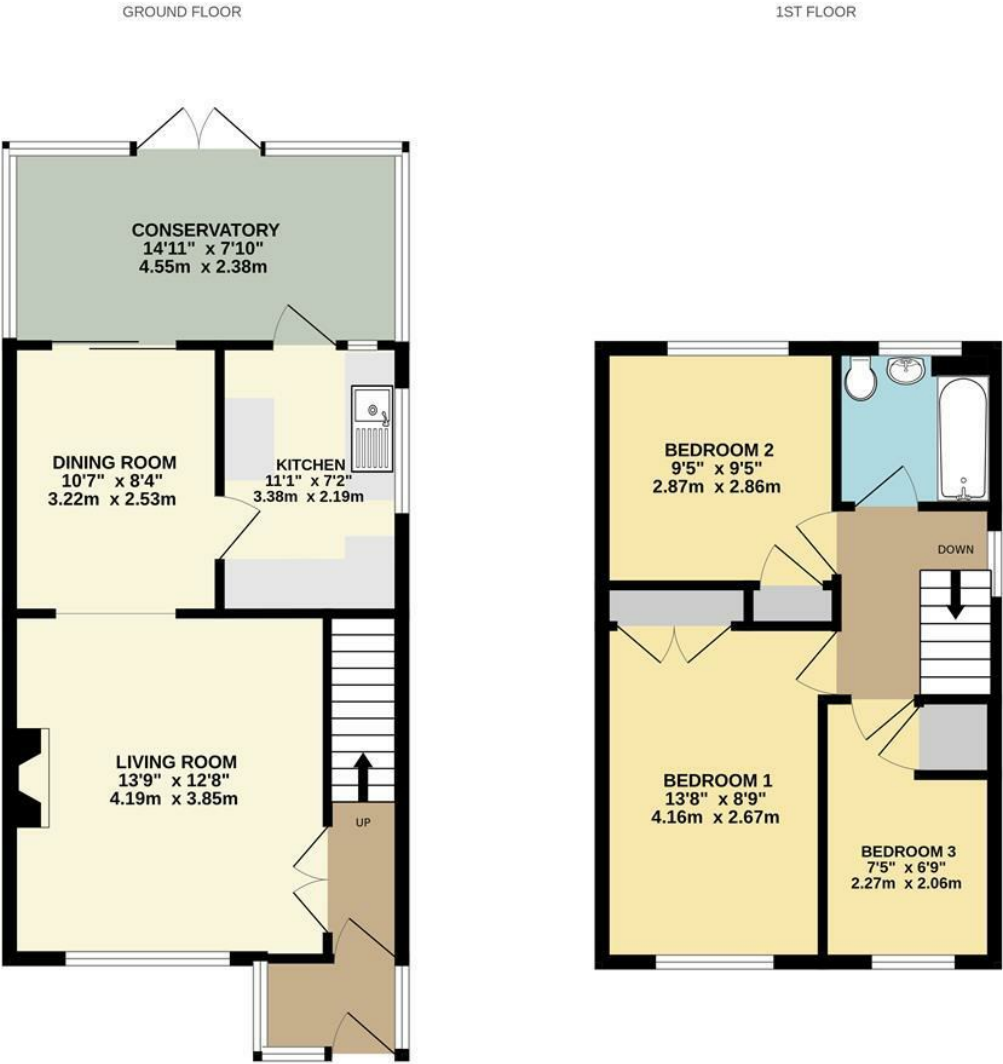
Council Tax Band: C

Offers Over £300,000

71 Quarry Park Road,

Broadfields, Exeter, EX2 5PD

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 three bedroom semi-detached home occupying a generous corner plot with wrap-around gardens, a single garage and driveway. Situated within the ever popular and well established residential area of Broadfields, the property is conveniently positioned for access to local amenities including a regular bus service, Royal Devon & Exeter Hospital, City Centre and the major road network surrounding the city. Primary & Secondary schools are also within easy reach including the well regarded secondary school of St Peters.

The accommodation comprises in brief entrance porch & hall, living room, dining room, kitchen and conservatory to the ground floor. Three bedrooms and a bathroom fitted with a contemporary suite are situated to the first floor. The property enjoys gas central heating and double glazing. A particular feature of this property is the corner plot it occupies, offering generous and well maintained gardens. The rear garden measures approximately 311m² and is comprised of lawn, a seating area, mature shrubs, fruit trees, vegetable patch, greenhouse, summer house and a shed.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

MATERIAL INFORMATION

Construction notes: TBC

Heating: Gas Central Heating

Utilities: TBC

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.



