



naomi j ryan
estate agents



House - Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Driveway



Enclosed Rear Garden

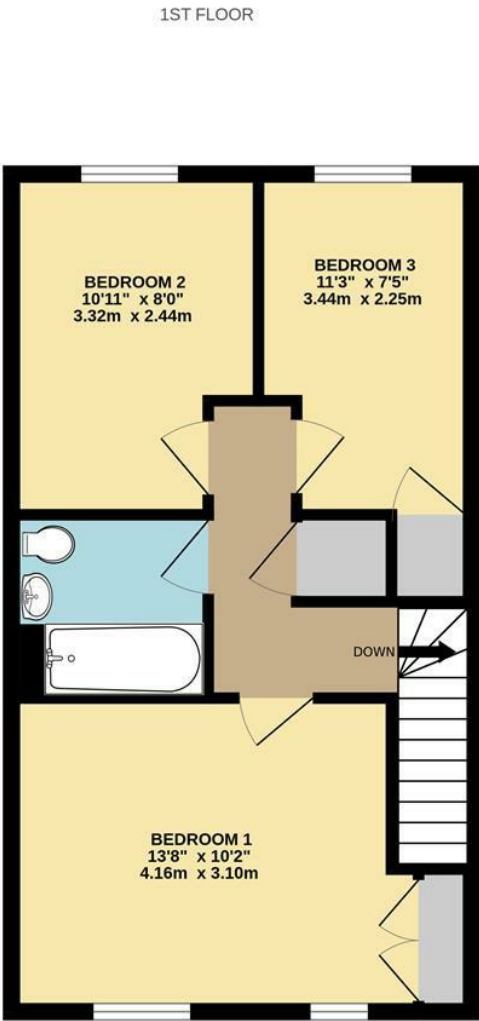
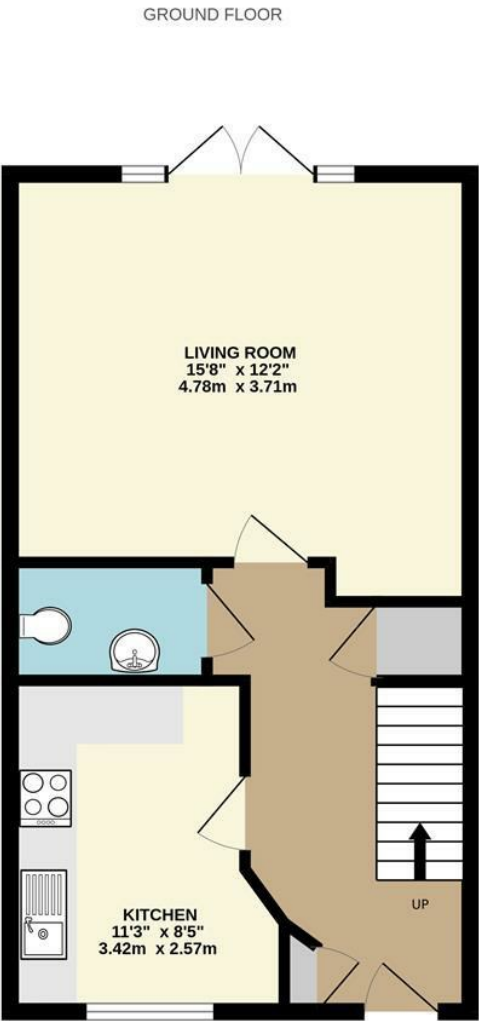


Council Tax Band: C

£318,500 Freehold

27 Fortibus Road,
Countess Wear, Exeter, EX2 7SU

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 well presented three bedroom semi-detached home enjoying an open view across playing fields, within this well regarded modern development. Situated approximately three miles from Exeter's City Centre, Countess Wear offers excellent access to the major road network surrounding the city, the picturesque town of Topsham, and well-regarded primary and secondary schools. Riverside walks, cycle routes and a regular bus service into the city are also within easy reach.

The property offers accommodation that is light and spacious throughout comprising in brief entrance hall, living/dining room with double doors opening out onto the rear garden, contemporary kitchen/breakfast room and a cloakroom to the ground floor. Three good sized bedrooms and a bathroom are located to the first floor.

Outside the property has a fully enclosed and well maintained rear garden, laid predominantly to lawn. A gate located to the side of the property provides pedestrian access into the garden. A double width driveway across the front of the property provides off road parking for two vehicles and an EV charging point.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing.

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>



360 VIRTUAL TOUR

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

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