



naomi j ryan  
estate agents



House - Semi-  
Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



Single Garage &  
Driveway



Generous Garden



Council Tax Band: C

£345,000 Freehold

30 Bettysmead,

Exeter, EX4 8LN

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)







## SUMMARY

A beautifully presented three-bedroom semi-detached home occupying a generous plot with a delightful enclosed rear garden. The property is situated at the end of a small residential cul-de-sac and is within easy reach of Bettysmead Playing Fields and local amenities including Morrisons Supermarket, a regular bus service and Polsloe Bridge Train Station. Well regarded primary & secondary schools are also located nearby.

The accommodation is light and spacious throughout, retaining original, character features. The property comprises of entrance hall, living room with a feature bay window, dining room with a decorative fireplace and double doors through to the garden room, kitchen and WC to the ground floor. On the first floor are three good-sized bedrooms and a bathroom featuring a roll-top bath with shower over.

Outside the property has an impressive enclosed rear garden, generous in size and provides great potential for anyone looking to extend the property (subject to any planning and permissions required). The garden is laid partly to lawn with a variety of mature shrub and flower borders. A pergola covered patio at the rear of the garden provides the perfect seating area to enjoy the garden. Further features include raised beds for planting and a shed adjoining the back of the garage. A gate provides access to the front of the house, driveway and garage. The garage is a great addition to the property offering a versatile space which could be used for storage or adapted to a home office/studio. It enjoys new uPVC double glazed windows and courtesy door, installed this year. To the front of the property is a block paved driveway providing off-road parking for two vehicles.

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: Brick

Heating: Gas Central Heating

Utilities: Connected to mains electric, gas, water and 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.

## 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.

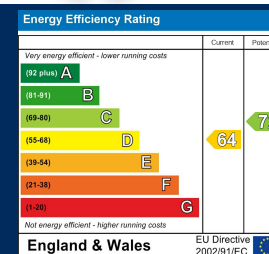






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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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