



naomi j ryan
estate agents



House - Semi-Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



EON District Heating



Driveway



Enclosed Rear Garden Council Tax Band: C

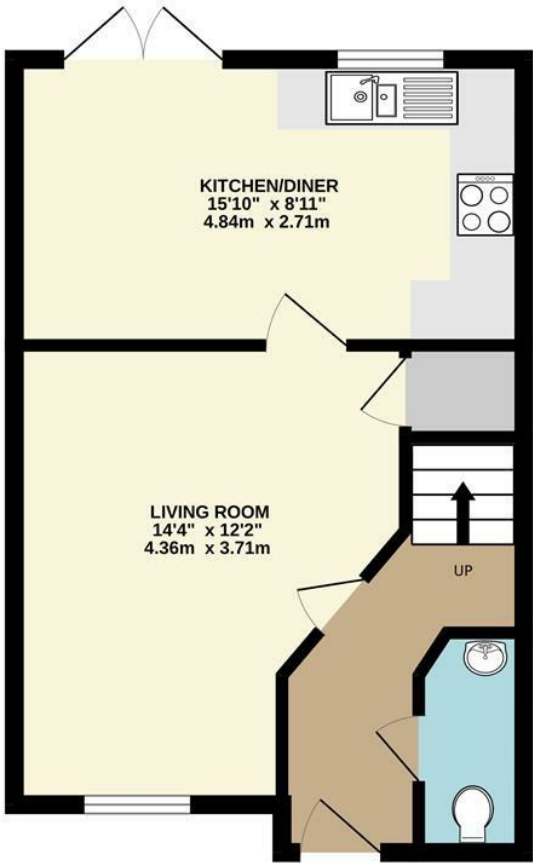


Guide: £280,000 - £290,000
Freehold

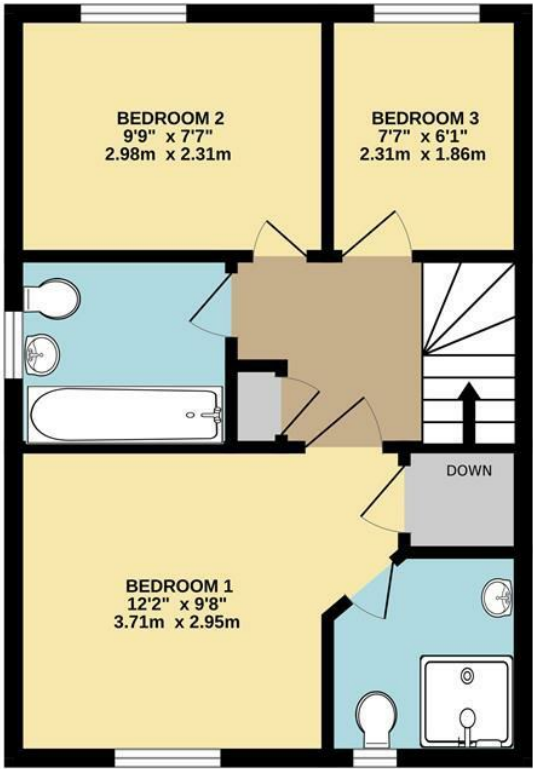
6 Flay Field,
Tithebarn, Exeter, EX1 3YA

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 ©2024



SUMMARY

GUIDE PRICE £280,000 - £290,000:

A modern and well presented three bedroom semi-detached home occupying a level plot with a generous rear garden and offered to the market for sale with no onward chain. Situated within the popular Tithebarn development, located on the eastern edge of the city, the property offers fantastic access to the A30, M5 motorway, Pinhoe Train Station, Sowton, The Met Office, and well-regarded schools.

The accommodation is light and spacious throughout comprising in brief entrance hall, WC, living room and kitchen/diner to the ground floor. Three good sized bedrooms, ensuite shower room and a family bathroom, located to the first floor, complete the accommodation. Outside the property enjoys a generous, enclosed rear garden laid predominantly to decorative stone chippings. A gate provides pedestrian access to the driveway situated alongside the property which offers two parking spaces arranged in tandem.

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:

Heating: EON District Heating

Utilities:

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>

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1300 per calendar month, providing a gross rental yield of 5.3%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

360 VIRTUAL TOUR

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

REFERRAL FEE DISCLOSURE

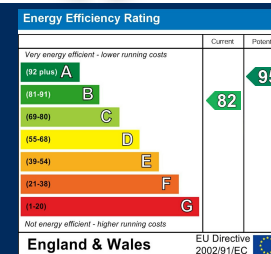
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





 **naomi j ryan**
estate agents

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.



18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899