



naomi j ryan
estate agents



House



Bedrooms: 4



Bathrooms: 1



Receptions: 2



Gas Central Heating



Driveway & Garage



South Westerly Rear
Garden

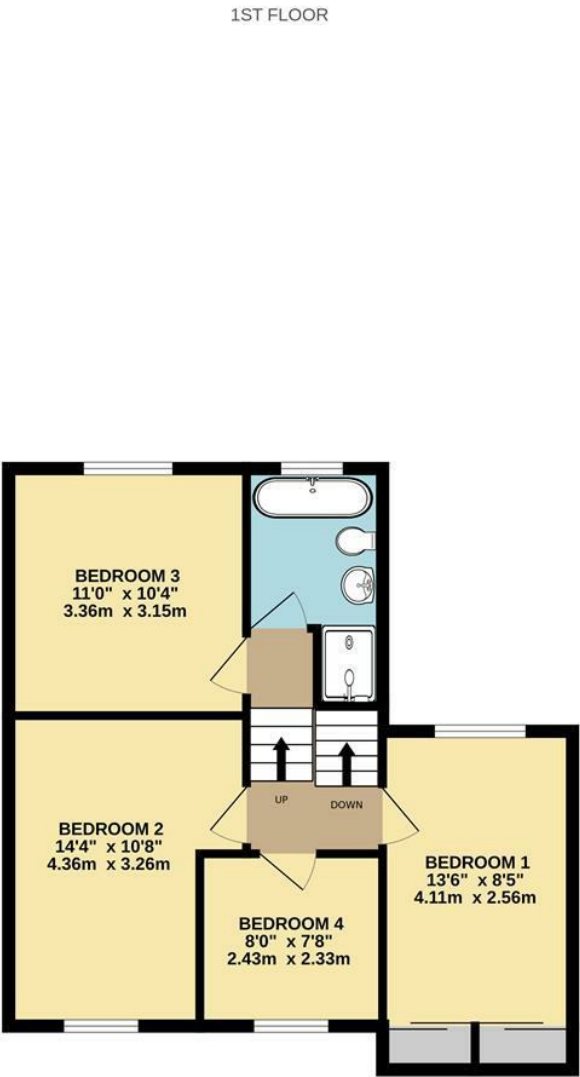
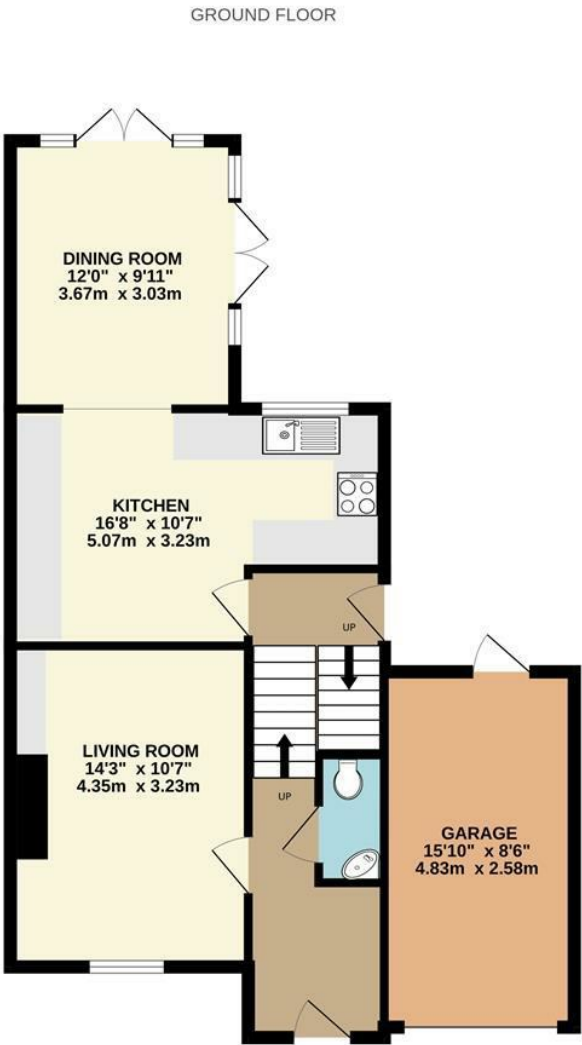


Council Tax Band: D

£425,000 Freehold

74 Quarry Lane,
Broadfields, Exeter, EX2 5PP

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 superbly presented and deceptively spacious four bedroom home enjoying a highly convenient location and elevated position with views across the city. 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 is presented to a beautiful standard throughout, offering rooms that are light and spacious with a contemporary feel. The ground floor accommodation comprises generous entrance hall, WC and living room. A half staircase offers access to the kitchen/dining room, a particular feature of this property. This fantastic, open plan space is perfectly suited to modern family life, featuring a stylish hi-gloss kitchen and direct access onto the rear garden. To the first floor are two double bedrooms and a single bedroom/office. A further half staircase provides access to a further double bedroom and a bathroom fitted with a contemporary suite including a bath and separate shower cubicle.

Outside the property enjoys a level, landscaped garden comprising a composite deck and a pergola covered patio providing a pleasant seating area. The garden is bordered with decorative stone chippings, mature shrubs & flowers. Enjoying a good degree of privacy and a sunny south westerly aspect with a beautiful view across the cityscape the garden is a superb addition to this property. A block paved driveway spanning the width of the property provides generous off road parking and access to a single garage. The garage has power, lighting and a courtesy door at the rear into the garden.

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 and block.

Heating: Gas Central Heating

Utilities: Mains electricity, gas and water

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.gov.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.

SOLAR PANELS

The property has been fitted with 4kW's of South facing solar panels with 10KwH of home battery storage capacity.



