



naomi j ryan  
estate agents



House - Semi-  
Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Gas Central Heating



Driveway



Rear Garden



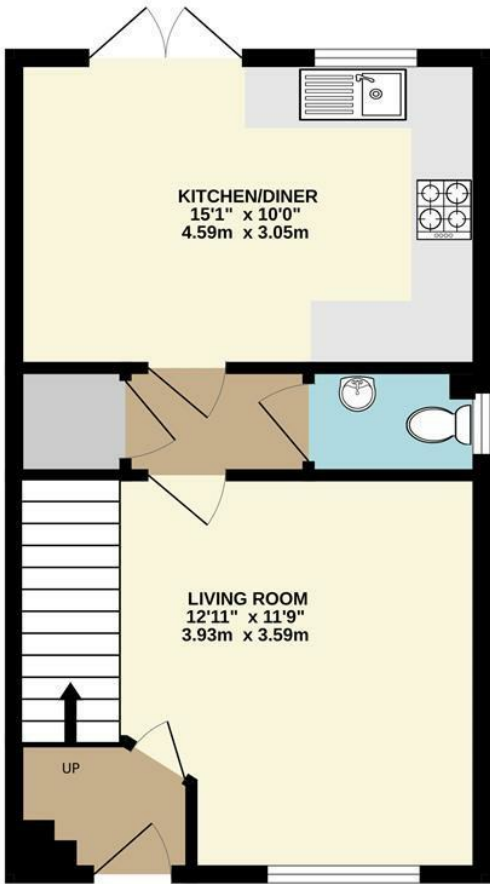
Council Tax Band: C

£300,000 Freehold

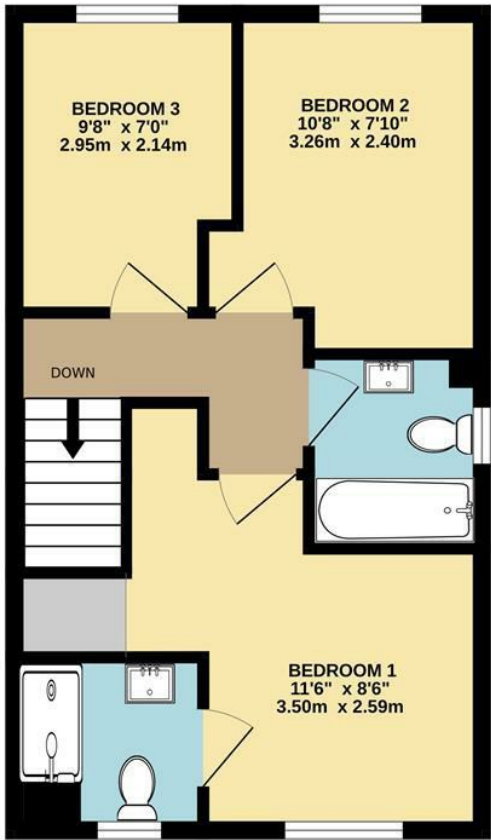
22 Finch Close,  
Alphington, Exeter, EX2 0AF

[www.naomijryan.co.uk](http://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.  
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## SUMMARY

A modern and spacious three-bedroom semi-detached house situated on the Victoria Heights development in the sought-after residential area of Alphington. Alphington offers excellent access to a wide range of amenities including local stores, doctors, pharmacy, and church. There is easy access to the major link roads surrounding the city including M5 motorway, A38/A380 and A30.

The spacious accommodation comprises entrance hall, living room, ground floor cloakroom, modern fitted kitchen/dining room. Double doors from the kitchen provide access to the garden. On the first floor are three good-sized bedrooms (one ensuite) and a family bathroom.

Outside is an enclosed garden, laid to lawn. A gate provides access to the driveway at the side of the house providing off-road parking for up to two vehicles.

Early internal viewing is highly recommended.

### 360 VIRTUAL TOUR

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

### LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,250-£1,300 per calendar month, providing a gross rental yield of 5%-5.2%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

### MATERIAL INFORMATION

Estate Charge: This property will liable for an estate management charge.

Construction notes: TBC

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>

### VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

### 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.



