



naomi j ryan
estate agents



Semi-Detached
Bungalow



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



Garage and Driveway



Front & Rear Gardens



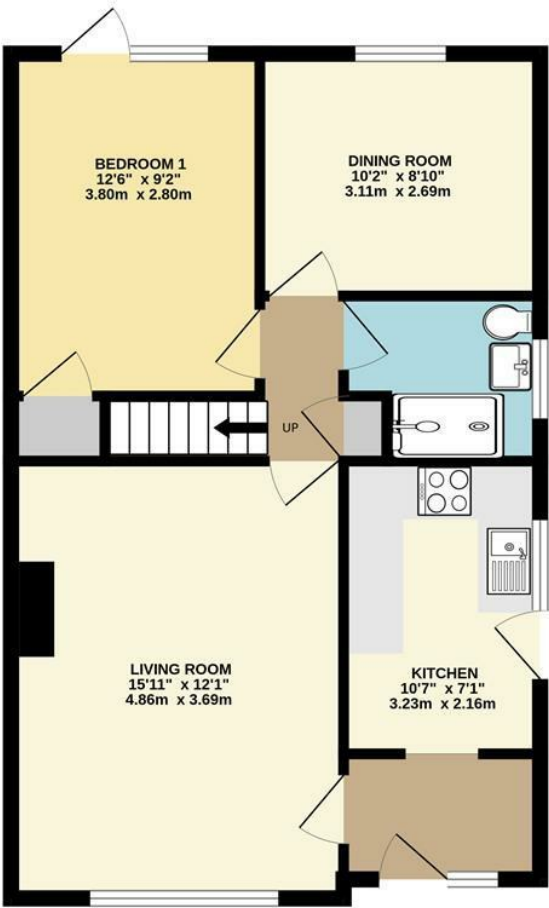
Council Tax Band: C

£350,000 Freehold

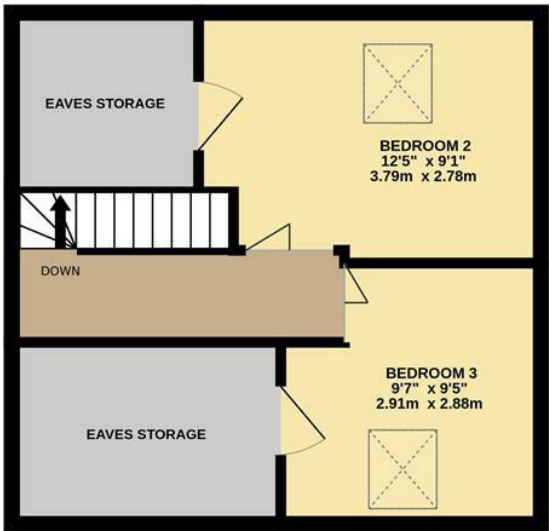
5 Walton Road,
Broadfields, Exeter, EX2 5RE

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 well-presented and spacious three-bedroom semi-detached bungalow situated in the sought-after residential area of Broadfields.

The property is ideally located for easy access to local amenities, including a frequent bus service, the Royal Devon & Exeter Hospital, the City Centre, and the major road network surrounding the city. Additionally, reputable primary and secondary schools are also within close proximity.

The generous accommodation features an entrance hall, a modern kitchen, a separate living room, a dining room, a ground-floor double bedroom, and a contemporary shower room. The current owners have extended into the roof space, which now accommodates two bedrooms. This area presents potential buyers with the option to create one larger bedroom if desired (subject to any necessary consents).

Externally, there is an enclosed, low-maintenance rear garden. A paved patio offers a charming seating area. The garden is tiered across three levels, each with decorative stone chippings, providing a blank canvas for prospective buyers. To the side of the property, double gates lead to the private driveway (currently featuring artificial grass) in front of the single garage. Off-road parking is available in front of the double gates at the front of the bungalow.

Early internal viewing is strongly encouraged.

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains water, electricity, and gas. Current broadband provider: Virgin.

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

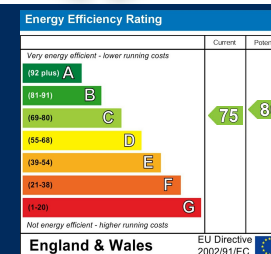
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the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





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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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