



naomi j ryan
estate agents



Townhouse



Bedrooms: 4



Bathrooms: 3



Receptions: 2



Gas Central Heating



Garage



Front & Rear Gardens

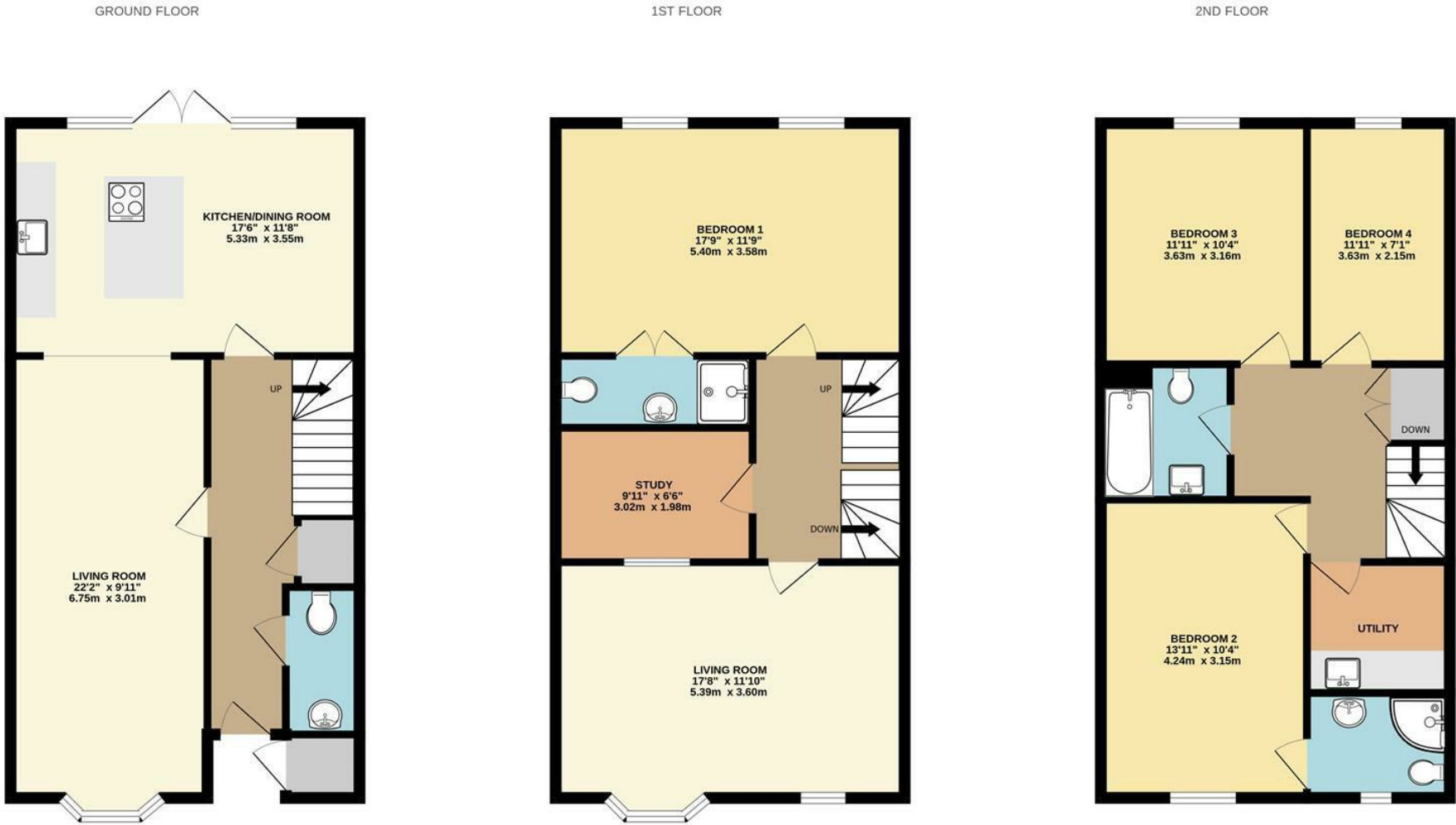


Council Tax Band: E

£600,000 Freehold

17 Gras Lawn,
St Leonards, Exeter, EX2 4RZ

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.
Made with Metropix ©2025



SUMMARY

A beautifully presented four-bedroom townhouse situated on this highly sought-after road, being offered for sale with no onward chain. The property has been thoughtfully remodeled throughout, providing versatile accommodation that is ideal for multi-generational living. It boasts convenient access to the Royal Devon & Exeter Hospital, the City Centre, Exeter's Historic Quayside, and a regular bus service.

The spacious accommodation includes an entrance hall, a ground-floor cloakroom, and an impressive open-plan kitchen/dining/family room featuring double doors that lead to the rear garden. The kitchen is equipped with a modern range of high-gloss white base units, complemented by an island unit that incorporates storage shelves. The family area is enhanced by a bay window at the front and a wood-effect gas stove. On the first floor, there is a bright and spacious living room, a separate study, and a double bedroom with an ensuite shower room. The second floor comprises three additional bedrooms (one with an ensuite), a utility room, and a separate bathroom.

Outside, there is a charming enclosed rear garden with gated access. The garden is predominantly laid to lawn and adorned with mature shrubs. A timber-decked area offers a delightful seating space. A single garage is located to the rear (beneath a coachhouse).

Early internal viewing is strongly recommended.

MATERIAL INFORMATION

Construction notes: Awaiting Information.

Utilities: Awaiting Information.

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.





 **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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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