



naomi j ryan
estate agents



Link-Detached



Bedrooms: 2



Bathrooms: 1



Receptions: 2



Gas Central Heating



Garage & Private
Driveway



Enclosed Rear Garden Council Tax Band: C



Offers Over £550,000 Freehold

36 Spicer Road,
St Leonards, Exeter, EX1 1TA

www.naomijryan.co.uk

GROUND 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

An exceptional opportunity to purchase this two-bedroom link-detached bungalow, conveniently situated within walking distance of Magdalan Road and its extensive array of amenities. Located in the highly desirable area of St Leonards, the property is being offered for sale with no onward chain.

The bungalow features spacious living areas and presents opportunities for further development, including the loft space, with ladder and light (currently divided into two areas), subject to obtaining any necessary consents and permissions. The accommodation includes an entrance hall, kitchen, a dual-aspect living room, two double bedrooms, and a generously proportioned conservatory that offers charming views of the garden. An internal door from the conservatory leads to the single garage.

Externally, there is a delightful and well-maintained rear garden with a southerly aspect. The garden is predominantly laid to lawn, complemented by a patio area and with side access to the front of the property. Borders are planted with a variety of mature shrubs, with the lower section of the garden including two practical garden sheds.

At the front of the bungalow, there is a private block-paved driveway that provides off-road parking for multiple vehicles. A single garage with an electric roller door provides further parking.

Early internal viewing is strongly advised.

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

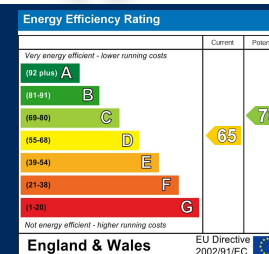
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the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





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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.



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