



naomi j ryan
estate agents



House - Semi-
Detached



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



On Street - Permit
Required



Private & Communal
Gardens



Council Tax Band: B

Offers Over £220,000

Sandford Walk,
Newtown, Exeter, EX1 2ES

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 wonderfully presented two bedroom semi detached property offered to the market for sale on this pedestrian street, located in the heart of Newtown. The property offers highly convenient access to Exeter's City Centre, Waitrose and the recently opened St Sidwells Point Leisure Centre.

The property offers light and spacious accommodation throughout, comprising in brief, entrance porch, dual aspect open plan living/dining room with feature wood burning stove, contemporary kitchen with stylish high gloss units and a modern bathroom to the ground floor. Two generous bedrooms to the first floor complete the accommodation. Outside the property enjoys a small courtyard garden laid predominantly to stone chippings. A gate provides access to a communal garden which is for the private use of neighbouring properties. This "secret garden" is a great addition to the property and is maintained by the local authority.

Naomi J Ryan Estate Agents are delighted to bring this property to the market and highly recommend internal viewing.

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.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1050 per calendar month, providing a gross rental yield of 4.9%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		59
(55-68) D		
(39-54) E		
(21-38) F		1-20
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

