



naomi j ryan
estate agents



End Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Allocated Parking
Space



Front & Rear Gardens



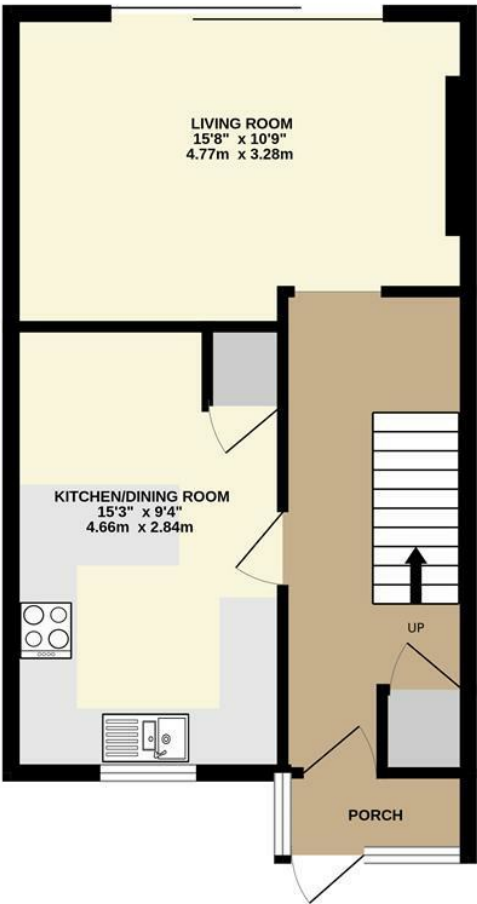
Council Tax Band: C

£270,000 Freehold

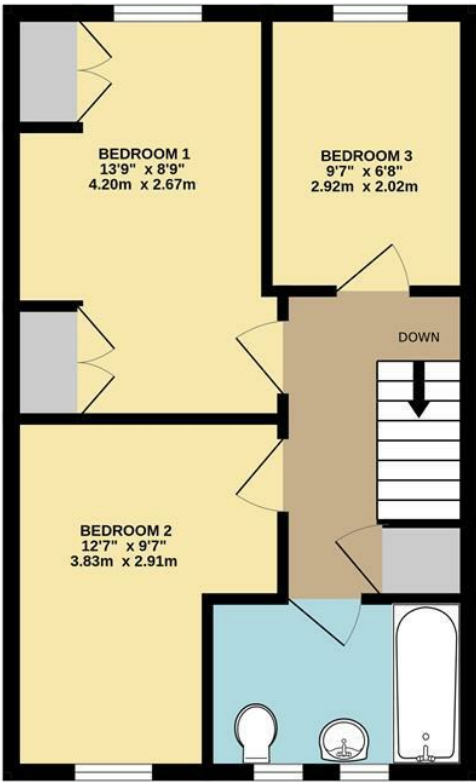
24 Chanter Court, Bishop Westall Road,
, Exeter, EX2 6NH

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

GUIDE PRICE: £270,000 - £280,000:

A well-presented three-bedroom end-of-terrace house with allocated parking space, situated in the popular residential area of Countess Wear. The property is conveniently located for access to the City Centre and major road links, including the M5 and A30.

The property has a light and spacious feel throughout with accommodation comprising entrance porch, hallway, modern kitchen/dining room, living room with patio doors to the rear garden, three bedrooms, and a modern first-floor bathroom.

Outside is a well-maintained and enclosed rear garden. The garden is laid to lawn with a patio area and a raised decked seating area. There is gated access to the front and rear of the property. To the front of the house is an area of garden laid to lawn.

To the rear of the property is a residents parking area where the property has one allocated parking space.

Early internal viewing is highly 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.





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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.

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		

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