



naomi j ryan  
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



On Street - Permit  
Required



Courtyard Garden



Council Tax Band: B

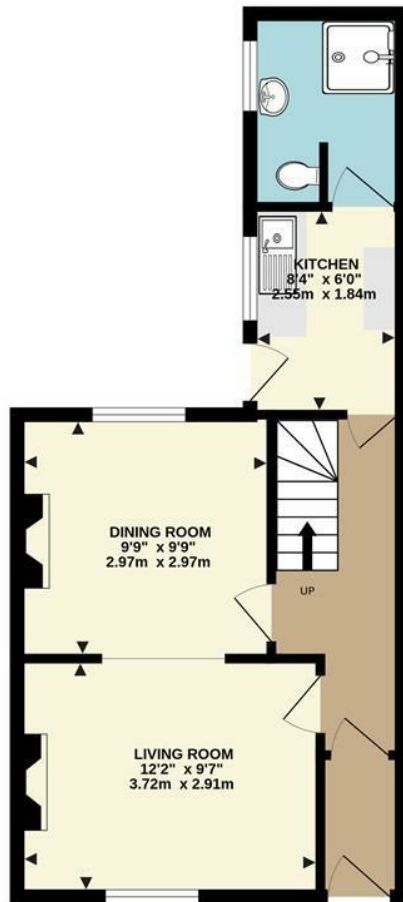
Guide Price: £280,000 Freehold

Sandford Walk,

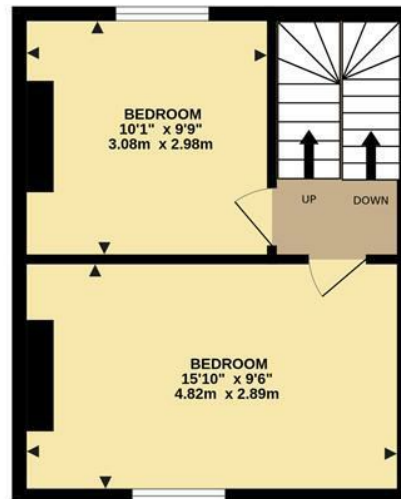
Newtown, Exeter, EX1 2ES

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

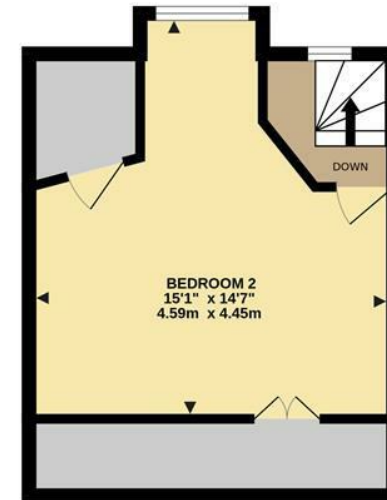
GROUND FLOOR



1ST FLOOR



2ND 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 deceptively spacious three bedroom townhouse offered to the market for sale on this pedestrian street, located in the heart of Newtown within close proximity to Exeter RD&E Hospital and St Luke's Campus. The property offers highly convenient access to Exeter's City Centre, Waitrose and the recently opened St Sidwells Point Leisure Centre.

Requiring a degree of modernisation the accommodation comprises in brief entrance porch, hall, dual aspect & open plan living & dining rooms, kitchen and shower room to the ground floor. Completing the accommodation are three double bedrooms located across the first and second floors. Outside is a pleasant courtyard garden with access and offering a good degree of privacy.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale highly recommend internal viewing to fully appreciate all it has to offer.

## 360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

## 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.





| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         | 85        |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 57                      |           |
| (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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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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