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estate agents



House - Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



On Street



Enclosed Rear Garden Council Tax Band: C



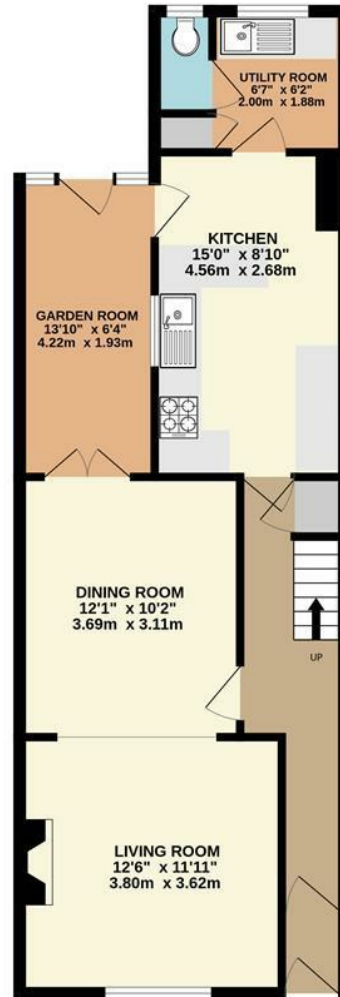
£350,000 Freehold



Regent Street,  
St Thomas, Exeter, EX2 9EJ

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

GROUND FLOOR



1ST FLOOR







## SUMMARY

A superbly presented and deceptively spacious three bedroom semi detached home, retaining original character features offered to the market for sale in this highly desirable residential area. The property is conveniently positioned for local amenities and green spaces. Pines Gardens and Cowick Barton Playing Fields are within easy reach as are well regarded primary and secondary schools, a regular bus service and Exeter's Historic Quayside.

The accommodation is presented to an exacting standard, spacious and light throughout it is perfectly suited to modern family life. In brief the accommodation comprises, entrance hall, open plan living/dining room, modern kitchen/breakfast room, utility room, WC and garden room to the ground floor. Three generous bedrooms and a contemporary shower room situated to the first floor complete the accommodation. Further features include gas central heating, double glazing and fitted wardrobes to the principle bedroom.

Outside the property enjoys a fully enclosed and well maintained rear garden. Laid predominantly to artificial lawn and a resin seating area the garden offers a tranquil space from which to enjoy the outdoors. A side gate provided pedestrian access to the front of the property via a walkway.

Naomi J Ryan Estate Agents are delighted to bring this wonderful property to the market for sale and 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.

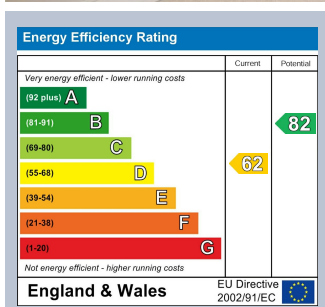
### REFERRAL FEE DISCLOSURE

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.



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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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