



naomi j ryan  
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Private Driveway



Enclosed Rear Garden



Council Tax Band: B

£250,000 Freehold

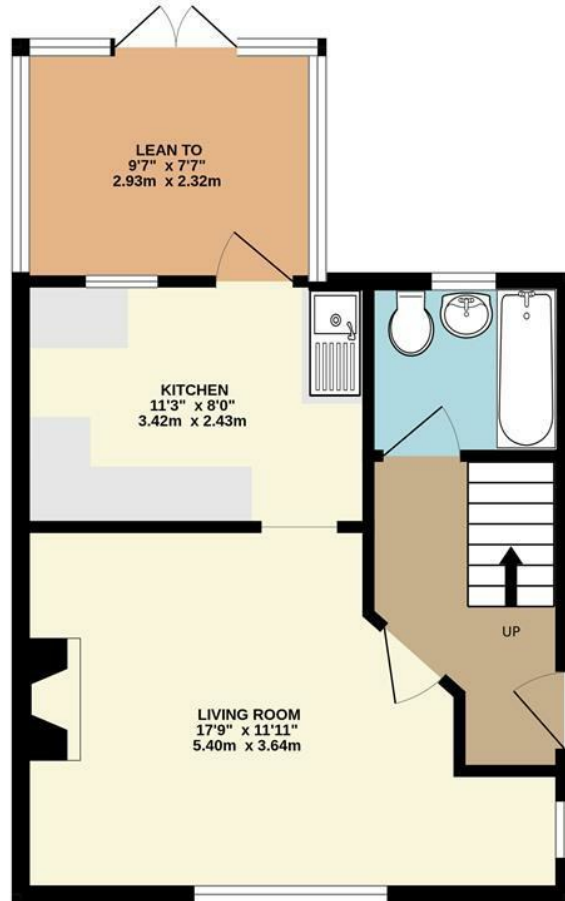


Peryam Crescent,

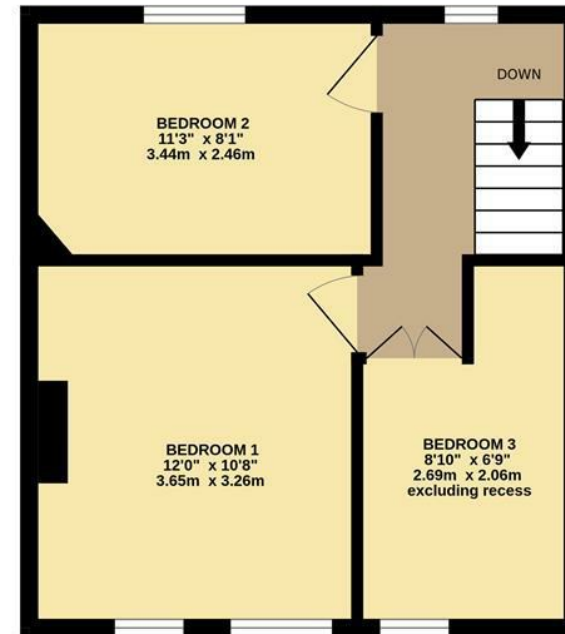
St Loyes Exeter, EX2 5LJ

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

GROUND FLOOR



1ST FLOOR



## SUMMARY

A spacious three-bedroom semi-detached house in need of modernisation and offering great potential. The property has a private driveway providing off-road parking for two vehicles and is being sold with no onward chain. Located within this popular and well-established residential area, the property has convenient access to a regular bus service, well-regarded schools, RD&E Hospital, City Centre, and the city's major road network.

The accommodation comprises entrance hall, dual aspect living/dining room, kitchen, lean-to, ground floor bathroom, and three good-sized bedrooms on the first floor. The property offers scope to extend (subject to any consent and planning permission required).

Outside are gardens to the front, side and rear, laid to lawn with potential for landscaping as desired. A private driveway provides off-road parking for two vehicles.

Early internal viewing is highly recommended.

## 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.

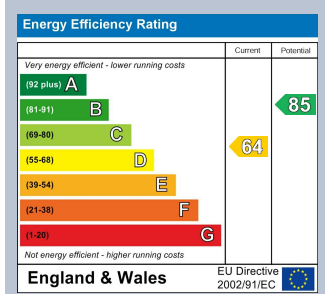
## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1200 per calendar month in modernised condition, providing a gross rental yield of 5.77%. 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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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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