



naomi j ryan
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 2



Receptions: 1



Electric Heating



Allocated Space &
Garage



Landscaped Rear
Garden



Council Tax Band: C

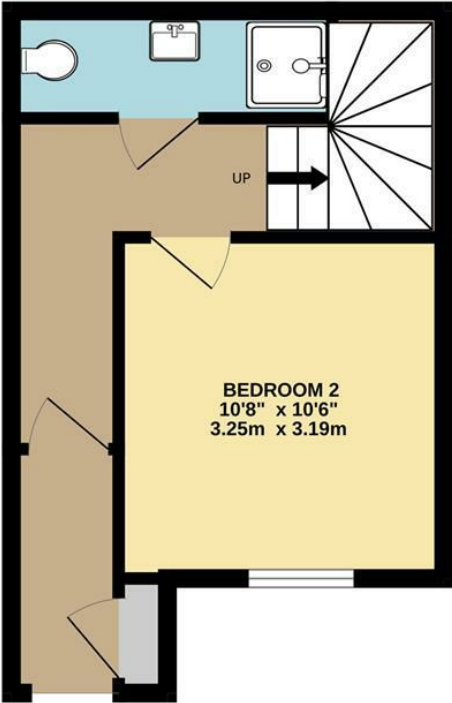
£250,000 Freehold

40 Whitycombe Way,

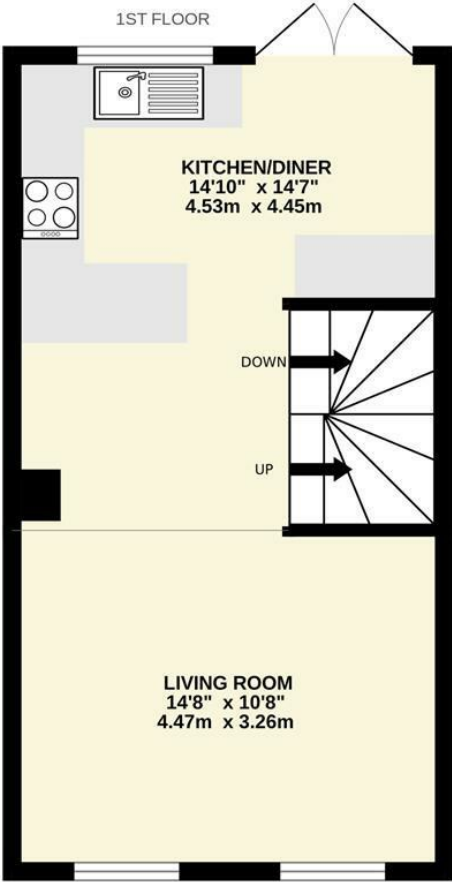
Exwick, Exeter, EX4 2NR

www.naomijryan.co.uk

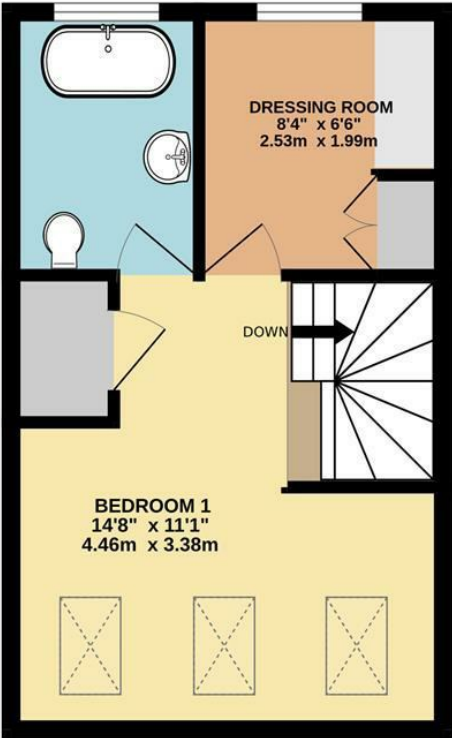
GROUND FLOOR



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 beautifully presented and deceptively spacious two double bedroom property with landscaped rear garden, an allocated parking space and a garage. The property occupies a pleasant position along a pedestrian walkway that enjoys a tree lined view across a communal green area. Located within the popular residential area of Exwick the property offers convenient access to local amenities, St David's Train Station, Riverside Walks & Cycle Paths along the Exe & the City Centre.

The property offers light and spacious accommodation arranged over three floors. To the ground is a double bedroom and shower room. A particular feature of this property is the open plan accommodation to the first floor. This wonderful space offers a stylish kitchen with integrated appliances and a breakfast bar, dining area and living room which enjoys a view across the local area. From the kitchen, French doors open out onto the rear garden. A further double bedroom with separate dressing area and a contemporary bathroom are situated to the second floor.

Outside the property enjoys a landscaped rear garden offering a good degree of privacy. The garden comprises areas of artificial lawn, decorative stone chippings & shrubs and a section of decking which provides a pleasant seating area. Steps provide access to the allocated parking space and single garage located immediately behind the property.

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

MATERIAL INFORMATION

Construction notes: Brick.

Heating: Electric Heating.

Utilities: Connected to mains Electric, Water & Drainage.

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>

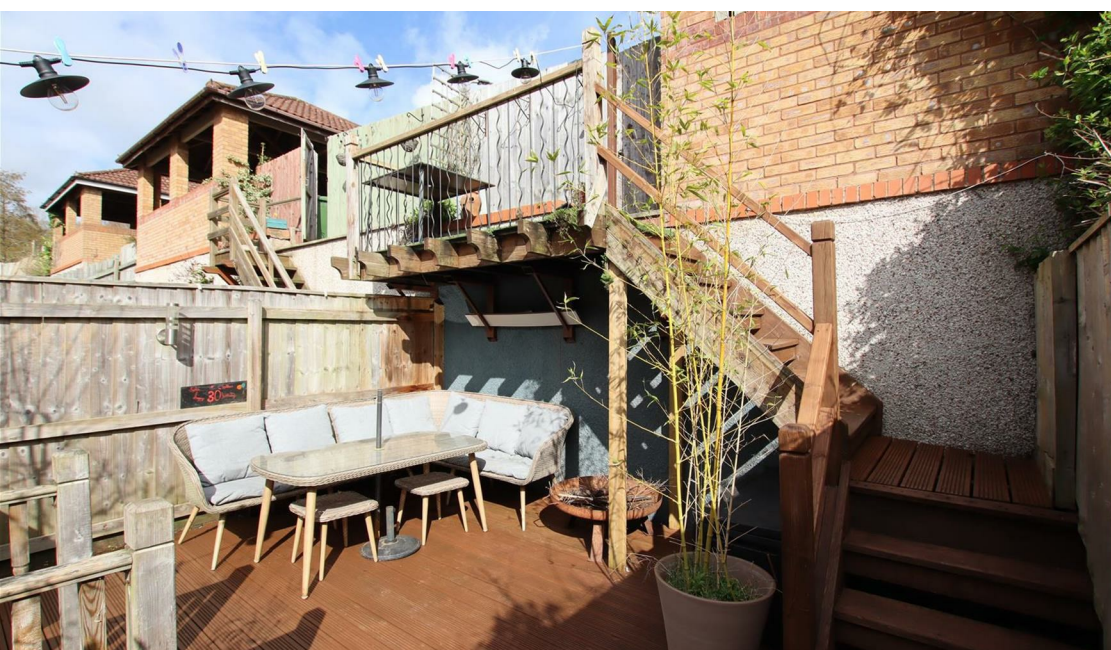
360 VIRTUAL TOUR

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

REFERRAL FEE DISCLOSURE

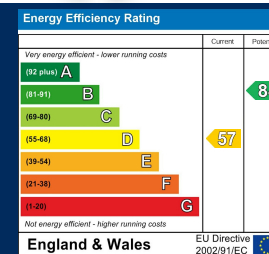
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the 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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