



naomi j ryan
estate agents



Mid Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Street Parking
Nearby



Enclosed Rear Garden



Council Tax Band: B

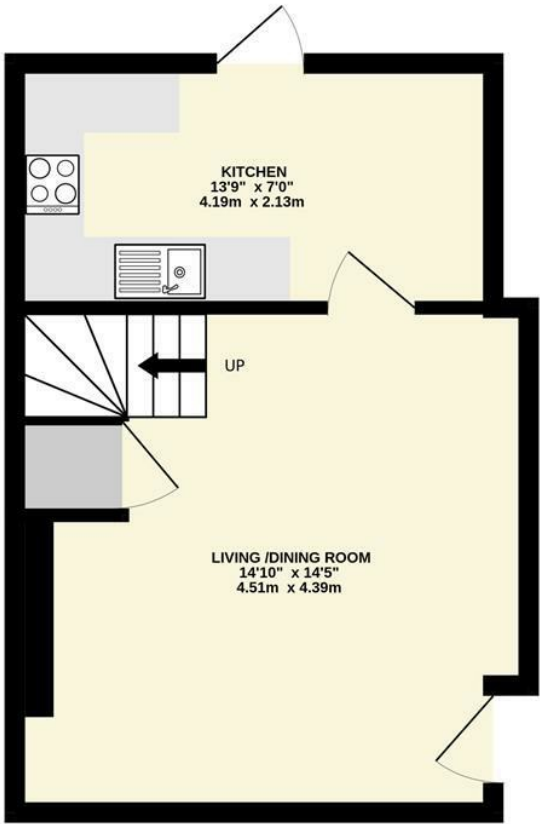
Offers in Excess of:
£200,000 Freehold

4 Waldrons Cottages ,

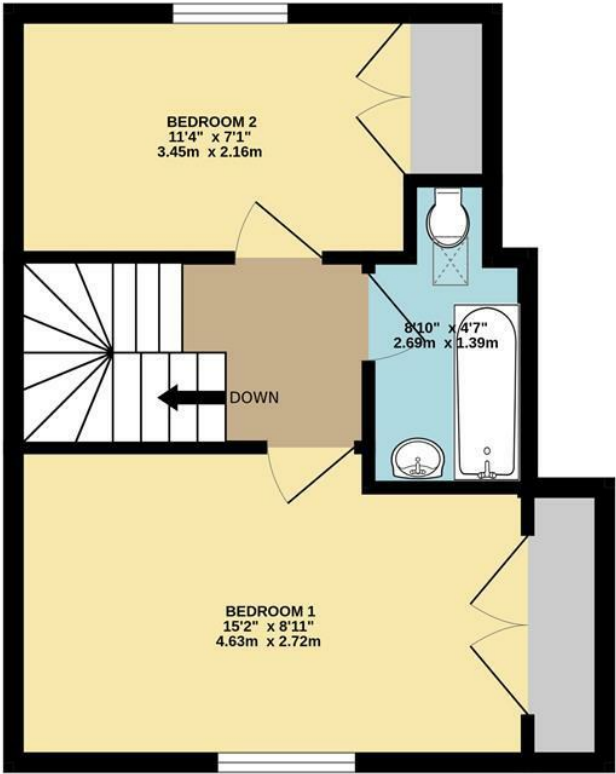
Clyst Honiton, Exeter, EX5 2NJ

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

A well-presented two-bedroom terraced house full of character and offering spacious accommodation throughout. Clyst Honiton is approximately five miles from Exeter and offers easy access to all the major commuter routes including the M5 motorway (junction 29) and A30 dual carriageway. The village is also conveniently placed for access to Exeter International Airport, Exeter Business Park, Sowton Industrial Estate & Exeter Science Park. Pinhoe & Cranbrook train stations are both close by which offer direct links into Exeter Central & London Waterloo.

Clyst Honiton is a welcoming community with an active parish. It boasts two pubs, a playing field with play park and various supermarkets within close proximity. There is also a new Tesco express being built on the nearby Tithebarn development.

The accommodation comprises a superb open-plan living/dining room, a modern fitted kitchen, two good-sized bedrooms (both with fitted wardrobes), and a modern first-floor bathroom.

Outside is a delightful enclosed rear garden, laid to lawn and providing a pleasant seating area.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Brick construction.

Utilities: Mains electricity, gas, water, drainage, and telephone. Current broadband provider: Vodafone.

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>

Flood Risk: Taken from the Gov.uk web site – this information tells you the flood risk of the land around the building, not the building itself. Surface Water (Very Low). Rivers and the sea (High).

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

REFERRAL FEE DISCLOSURE

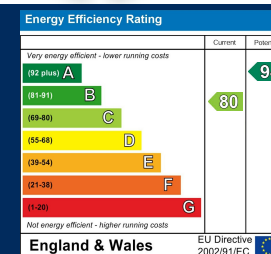
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the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