



naomi j ryan
estate agents



Mid Terrace



Bedrooms: 2



Bathrooms: 2



Receptions: 2



Gas Central Heating



On Street Permit
Parking



Enclosed Garden



Council Tax Band: B

Offers Over £315,000 Freehold

30 Normandy Road,

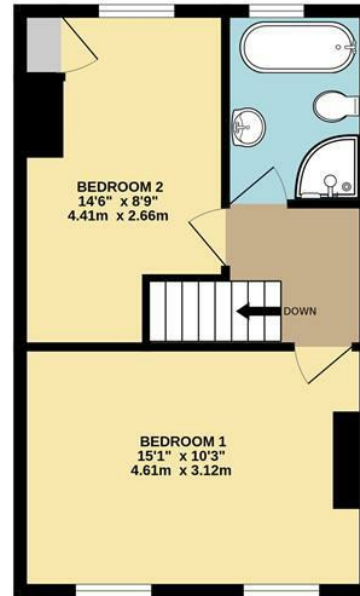
Heavitree, Exeter, EX1 2SR

www.naomijryan.co.uk

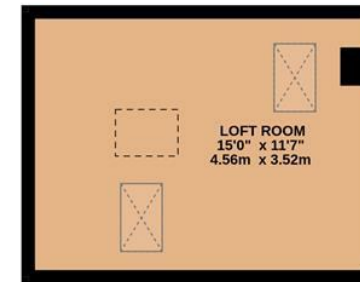
GROUND FLOOR



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 period terraced house featuring two double bedrooms, available for sale with no onward chain. Situated in a highly desirable and popular residential area, this property offers convenient access to well-regarded primary and secondary schools, The Royal Devon & Exeter Hospital, and a diverse selection of independent shops, cafes, and amenities on Heavitree Fore Street. Additionally, the well-known Heavitree Pleasure Ground is nearby, offering a range of leisure activities and the Park Life Community Cafe.

The property boasts spacious accommodation throughout, including an entrance porch adorned with period tiled flooring, a hallway, a living room equipped with a woodburner and a bay window, and an exceptional open plan kitchen/dining room featuring a modern fitted kitchen, a walk-in pantry, and double doors leading to the rear garden. The first floor comprises two double bedrooms and a bathroom with a separate shower. A second shower room is conveniently located on the ground floor. Bedroom two also provides access via a drop-down ladder to the loft room. This room, which is currently used as an office/snug, has dual aspect Velux windows and eaves storage cupboards. It is carpeted and has lighting and electrical sockets. The property has a new boiler (installed November 2025).

Externally, there is a charming brick-paved courtyard garden that provides a delightful seating area. Additional features include a practical storage shed, a pizza oven, a water tap, and a gate that grants pedestrian access to the rear.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains gas, electricity, water, and 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>

VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

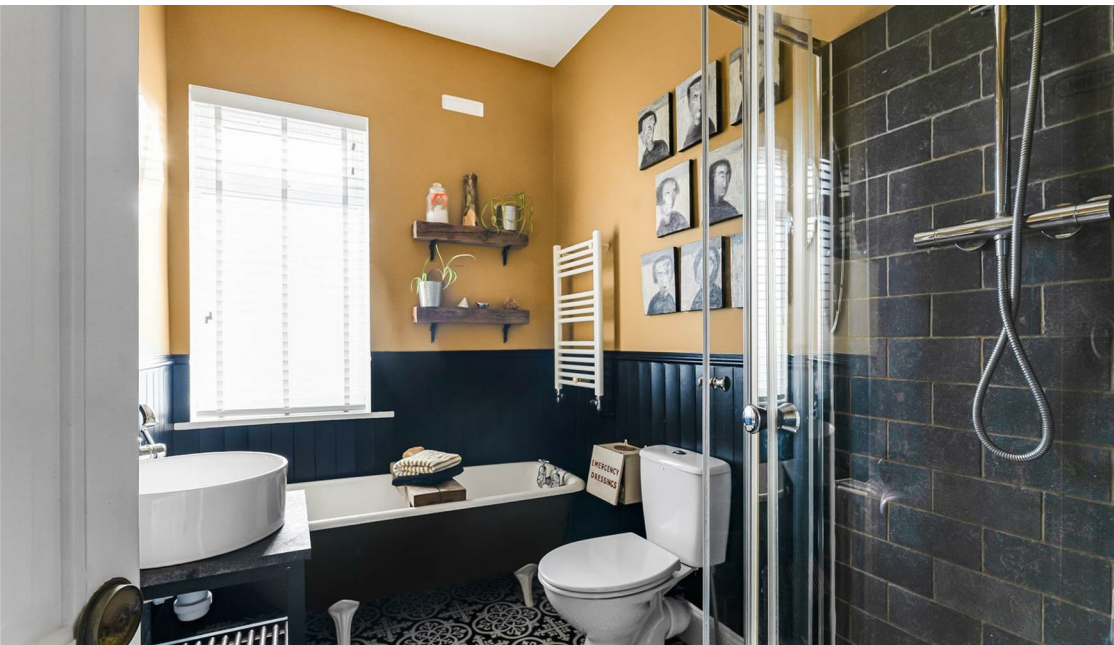
REFERRAL FEE DISCLOSURE

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

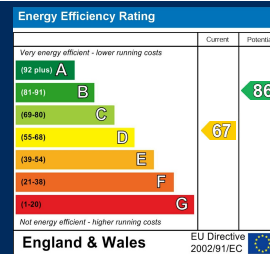
Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1350 per calendar month, providing a gross rental yield of 5.14%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.





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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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