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estate agents



Terraced House



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Room Heaters



On Street Permit  
Parking



Enclosed Rear Garden



Council Tax Band: C

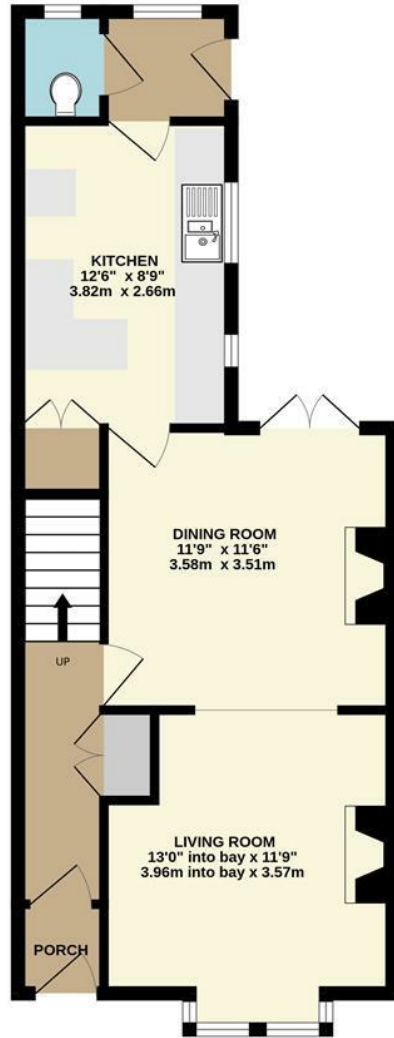
£280,000 Freehold



Normandy Road,  
Heavitree, Exeter, Devon, EX1 2SR

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

GROUND FLOOR



1ST FLOOR



## SUMMARY

Guide Price: £280,000 - £290,000:

A spacious three-bedroom terraced property occupying a prime position in central Heavitree. Located in this highly sought-after and popular residential area the property offers convenient access to well-regarded primary & secondary schools, The Royal Devon & Exeter Hospital and a wide range of independent shops, cafes and amenities on Heavitree Fore Street. The popular Heavitree Pleasure Ground is also located close by offering a range of leisure activities and Park Life Community Cafe. A regular bus service can be found nearby, and the property is also well situated for access to major road links, including the M5 and A30.

The accommodation comprises entrance hall, open plan living/dining room with a bay window to the front, spacious kitchen, rear porch, ground floor WC, three good-sized bedrooms, and a modern first-floor bathroom.

Outside is an enclosed courtyard garden with a useful garden shed. A gate provides access to a rear access lane.

Early internal viewing is highly recommended.

### AGENTS NOTE

A single garage in a nearby block is available by separate negotiation.

We hereby declare that the vendor of this property is related to a staff member of Naomi J Ryan Estate Agents.

### 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.

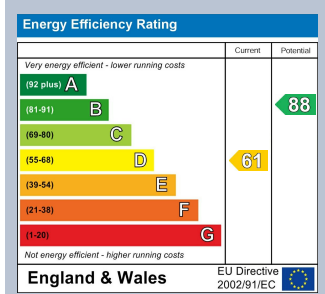
### LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,300 per calendar month, providing a gross rental yield of 4.8%. 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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