



naomi j ryan
estate agents



House - Terraced



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Allocated Parking
Space



Front & Rear Gardens



Council Tax Band: C

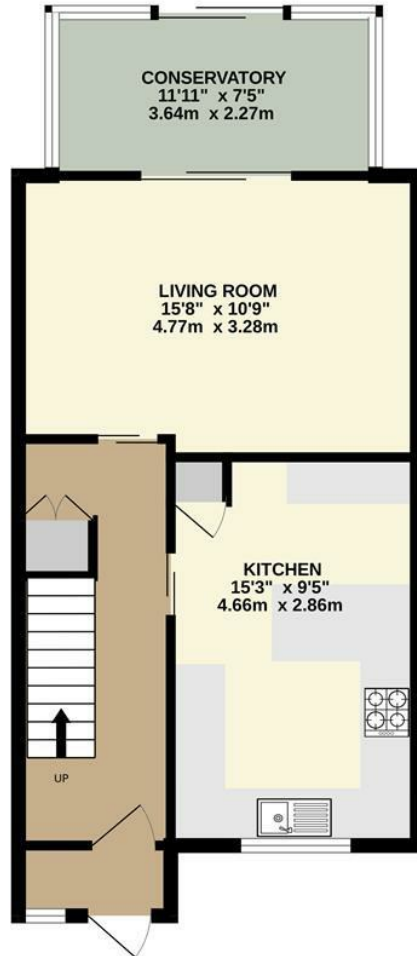
£280,000 Freehold

25 Mortimer Court Bishop Westall Road,

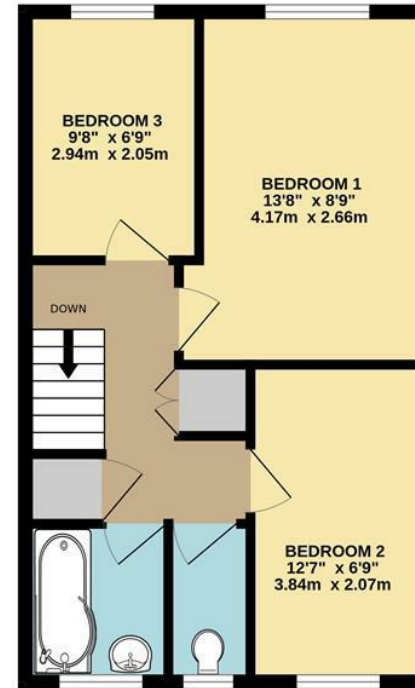
Countess Wear, Exeter, EX2 6NN

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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 beautifully presented three-bedroom mid-terrace home, ideally situated in the sought-after Countess Wear area of Exeter. Stylish, bright, and thoughtfully arranged, the property provides an inviting and well-presented interior throughout.

Countess Wear is a well-connected and highly regarded residential area on the edge of Exeter, appreciated for its peaceful surroundings and easy access to key amenities. The location benefits from excellent transport links to the city centre, Topsham, and the M5. Riverside walks, cycle routes, and nearby green spaces such as Ludwell Valley Park offer superb leisure opportunities. Local shops, schools, and regular bus services ensure everyday needs are well catered for.

Accessed via a private gated front garden, the home opens into a welcoming porch and hall leading through to the main accommodation. The contemporary kitchen/breakfast room is a standout feature of the home, offering a stylish, modern design with excellent storage and a practical breakfast bar. The well-proportioned living room flows seamlessly into the conservatory, creating an appealing additional reception area with pleasant views over the garden.

Upstairs, the property offers three good-sized bedrooms and a modern bathroom, all finished with a bright, contemporary feel. In addition, there are plentiful storage options throughout, enhancing everyday convenience.

Outside, the private courtyard garden offers excellent privacy and rear access, providing a low-maintenance space ideal for relaxing or entertaining. In addition, there is an allocated parking space within the residents' car park.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

MATERIAL INFORMATION

Construction notes: Brick Built

Heating: Gas Central Heating

Utilities: Mains Gas, water, drainage & Electric. Current broadband provider is EE.

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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PROPERTY
AWARDS
2022
★★★★★
GOLD WINNER
ESTATE AGENT
IN EXETER



BRITISH
PROPERTY
AWARDS
2023
★★★★★
GOLD WINNER
ESTATE AGENT
IN EXETER



BRITISH
PROPERTY
AWARDS
2024
★★★★★
GOLD WINNER
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2025
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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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