



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Private Driveway



Front & Rear Gardens



Council Tax Band: C

Guide Price:

£325,000 - £350,000 Freehold

36 Summerway,

, Exeter, EX4 8DF

www.naomijryan.co.uk



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

Guide Price £325,000 - £350,000:

A beautifully presented and spacious 1930s semi-detached house offering adaptable living spaces, with a delightful enclosed rear garden and private driveway.

This property is ideally situated for easy access to the local amenities found on Whipton Village Road and Summer Lane. It provides convenient proximity to Exeter City Centre, supermarkets, Exeter Arena, and Ofsted Outstanding Nursery/Schools. The transport links are excellent, allowing for straightforward access to the M5, A38, and A30.

The generous accommodation includes an entrance hall and a living room featuring a bay window at the front. The property has undergone a ground-floor extension at the rear, creating a fantastic open-plan kitchen/dining/family room with double doors leading to the rear garden. On the first floor, there are three bedrooms and a modern bathroom.

The exterior boasts an enclosed rear garden with a southerly aspect. This garden has been designed for low maintenance, featuring paving and decorative stone chippings. Adjacent to the house is a carport and a private driveway, providing off-road parking in front of the single garage.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains electricity, gas, 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.





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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		
(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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