

naomi j ryan
estate agents

Detached

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Gas Central Heating

Two Allocated Spaces & EV Charger

Enclosed Rear Garden

Council Tax Band: E

Guide Price:
£375,000 - £400,000 Freehold

9 Adam Close,

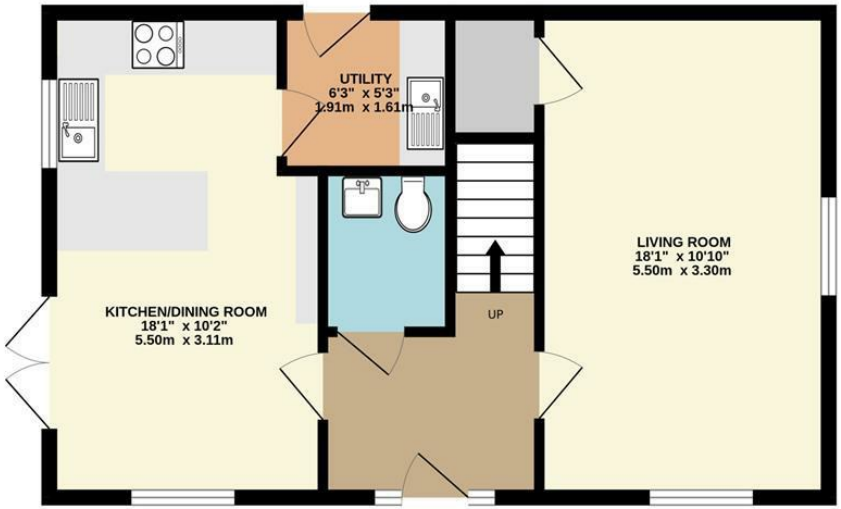
Matford, Exeter, EX2 0BL

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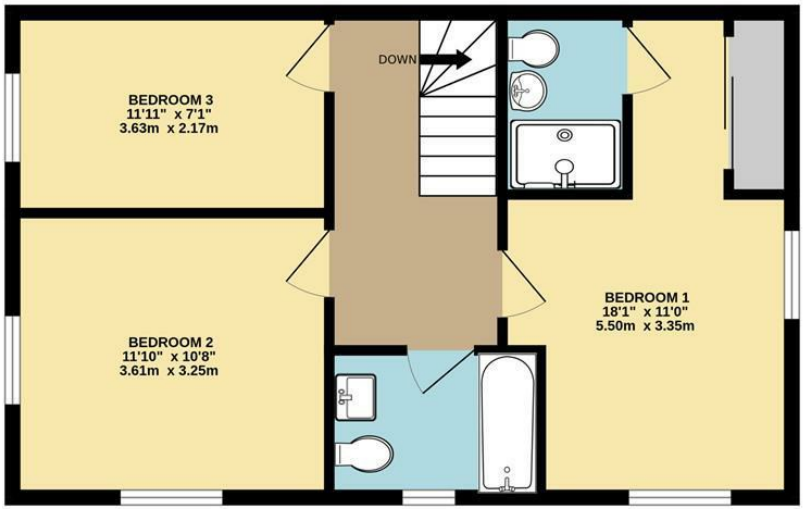
9 Adam Close, Matford, Exeter, EX2 0BL

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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

Guide Price £375,000 - £400,000:

A light and spacious three-bedroom detached home with two allocated parking spaces, an EV charging point, solar panels, and the remainder of an NHBC 10-Year Warranty, offered for sale with no onward chain.

Enjoying a convenient position within the popular Haldon Reach development, the property is ideally placed for commuters, with excellent transport links and easy access to Exeter city centre. Occupying a position adjoining a small close, the property benefits from a particularly appealing family-friendly setting. Nearby Alphington and Exminster offer a wide range of everyday amenities, including shops, healthcare facilities, schools, and community services. Exeter Marsh Barton railway station is also within easy reach, providing convenient connections across the region.

Beautifully presented throughout, the accommodation comprises a welcoming entrance hall with cloakroom, a generous dual-aspect living room with useful understairs storage, and an impressive dual-aspect kitchen/dining room forming the heart of the home. The kitchen is fitted with a stylish range of light grey shaker-style wall and base units, integrated appliances including a fridge/freezer, dishwasher, oven and hob, and a breakfast bar. Double doors open directly onto the rear garden, creating an ideal space for both everyday living and entertaining. A separate utility room provides additional appliance space and side access to the property.

On the first floor are three well-proportioned bedrooms, including the dual aspect main bedroom with fitted double wardrobe and contemporary en suite shower room. The remaining bedrooms are served by a modern family bathroom.

OUTSIDE

The rear garden has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space. A paved patio adjoins the property, providing an ideal area for outdoor dining and entertaining, with steps leading down to a lawned garden with a walled boundary. The garden continues along the side of the house, providing access to the utility room door, and benefits from a gated rear entrance leading to two allocated tandem parking spaces. An electric vehicle charging point is also installed.

To the front, the garden has been attractively landscaped with decorative bark, shrubs, and established planting, enhancing the property's kerb appeal.

AGENTS NOTE

The property is being sold with no onward chain.
There is an estate management charge payable of £200 per annum

MATERIAL INFORMATION

Utilities: Connected to mains Gas, Electric, Water & Drainage
Heating: Gas Central Heating
Solar Panels: Owned by the property
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

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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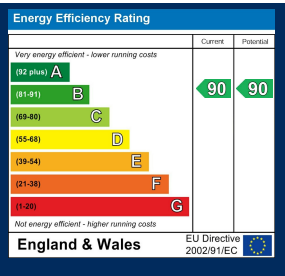
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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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