



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Gas Central Heating



Driveway



Westerly Rear Garden



Council Tax Band: D

£400,000 Freehold

16 Cherry Tree Close,

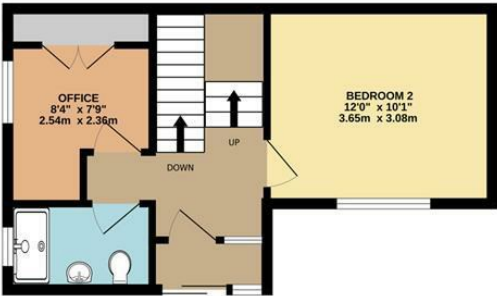
Cowley, Exeter, EX4 5AT

www.naomijryan.co.uk

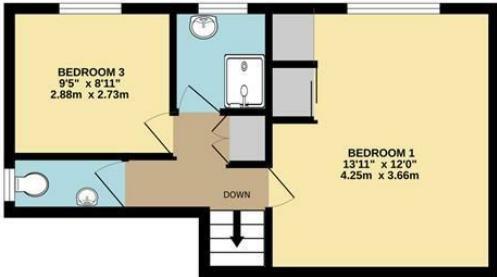
LOWER GROUND



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 versatile split-level home arranged over three floors, offering stylish contemporary living and impressive views across the surrounding area and local park. The property is situated in the well-established and highly regarded residential area of Cowley — an edge-of-city location that combines peace, convenience and wonderful scenery. Cowley offers excellent proximity to the city centre, the University of Exeter, Barton Place Farm Shop and St Davids train station. The property enjoys strong connectivity to key destinations without compromising its quiet residential position.

The property provides superb flexibility, with three bedrooms, a shower room, a wet room and two separate WCs. The principal bedroom is notably spacious and positioned to make the most of the far-reaching rear views. The open-plan living space is a real highlight, featuring a sleek modern kitchen with island, integrated hob, twin single ovens and a dishwasher, all set beneath generous glazing that frames the outlook beautifully. The living area forms an inviting seating space with direct access to the rear garden via double doors that open onto a decked seating area. A dedicated office adds further practicality, complete with a utility cupboard housing the boiler and plumbing for a washing machine.

Outside, the smart resin driveway provides parking for two vehicles, while the westerly facing garden is a standout feature — mature, private and thoughtfully landscaped with decked and patio seating areas, well-stocked borders and wonderful open vistas. A gate at the foot of the garden opens directly into the adjoining park — ideal for dog walking and easy access to the play area. There is access down the side of the property via steps leading to a side porch, which can also be accessed directly from the kitchen and provides useful storage and secure access to and from the garden.

Naomi J Ryan Estate Agents highly recommend internal viewing to fully appreciate all it has to offer.

MATERIAL INFORMATION

Construction notes: Brick

Heating: Gas Central Heating

Utilities: Connected to mains Gas, Electric, Water & 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>

360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

REFERRAL FEE DISCLOSURE

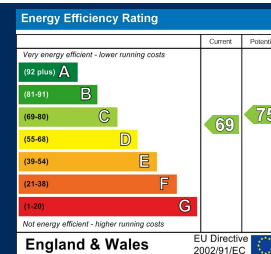
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





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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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