



naomi j ryan
estate agents



Mid Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 2



Gas Central Heating



Garage & On Street
Permit Parking



Courtyard Garden



Council Tax Band: B

Guide: £290,000 - £300,000
Freehold

44 Bonnington Grove,

Heavitree, Exeter, EX1 2QY

www.naomijryan.co.uk





SUMMARY

GUIDE PRICE £290,000 - £300,000:

A beautifully presented two-bedroom terraced house located in this well-regarded residential area. The property is in an excellent position for access to the local shops and amenities, including Ladysmith Primary School and the RD&E Hospital.

The property offers spacious accommodation throughout and comprises entrance hall, open plan living/dining room with a wood-burning stove and a bay window to the front, ground floor cloakroom, kitchen, a useful lean-to providing utility space, two double bedrooms, and a superb modern first-floor bathroom.

Outside is an enclosed courtyard garden with decorative paving for ease of maintenance. Within the garden is a garage with access to a rear access lane.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Brick construction.

Utilities: Mains water, electricity, gas, and drainage. Current broadband provider: EE/BT.

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

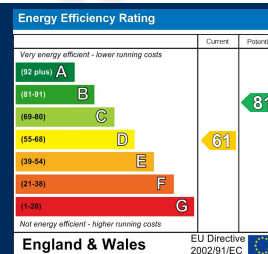
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the 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.



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