



naomi j ryan
estate agents



End Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 1



District Heating



Allocated Parking
Space



Enclosed Rear Garden



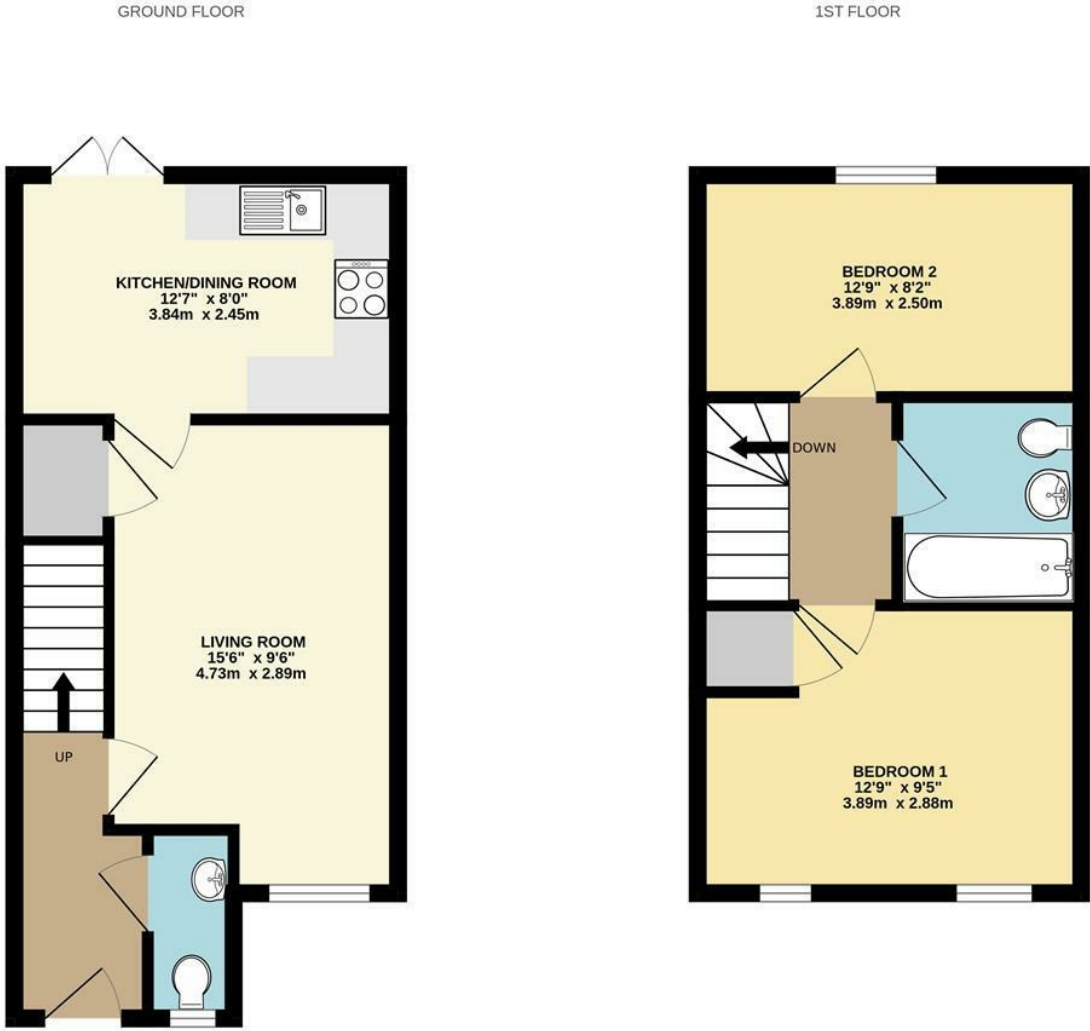
Council Tax Band: C

£250,000 Freehold

14 Ashcroft Road,

Hill Barton Vale, Exeter, EX1 3FU

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

A well-presented two-bedroom house with allocated parking located in Hill Barton Vale. Conveniently situated for access to major road networks and local amenities, The property offers excellent access to Sowton industrial estate, the MET office, the City Centre, and major transport links surrounding the city including Junction 29 of the M5 motorway.

The spacious accommodation comprises entrance hall, ground floor cloakroom, living room with understairs storage cupboard, open plan kitchen/dining room with double doors to the rear garden, two double bedrooms, and a modern first-floor bathroom with a window to the side.

Outside is a delightful enclosed rear garden, laid to lawn and extending around the side of the house. A gate provides access to the front of the house. One allocated parking space is located to the front of the house and there is a further area of garden laid to lawn.

Early internal viewing is highly recommended.

ESTATE MANAGEMENT CHARGE

There is an estate management charge of approximately £140 per annum.

MATERIAL INFORMATION

Construction notes: Awaiting information.

Utilities: Awaiting information.

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

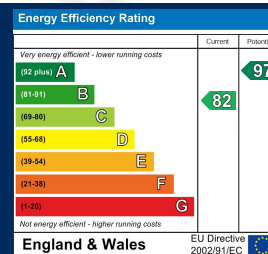
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the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