



naomi j ryan  
estate agents



House - End Terrace



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



Garage & Driveway



Front & Rear Gardens



Council Tax Band: C

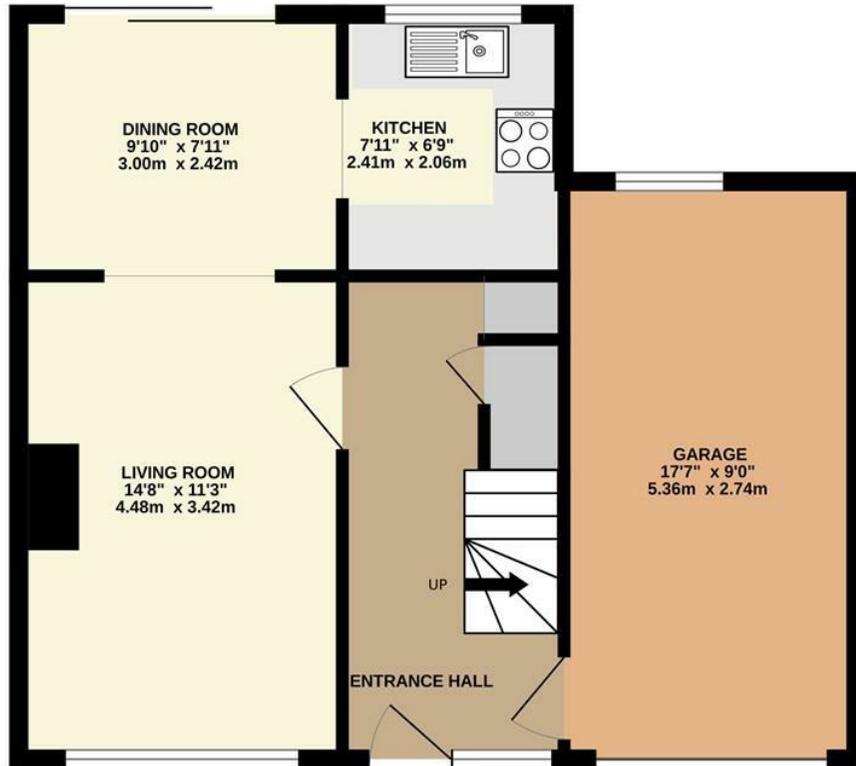
Guide Price £270,000 - £280,000

29 Hamilton Avenue,

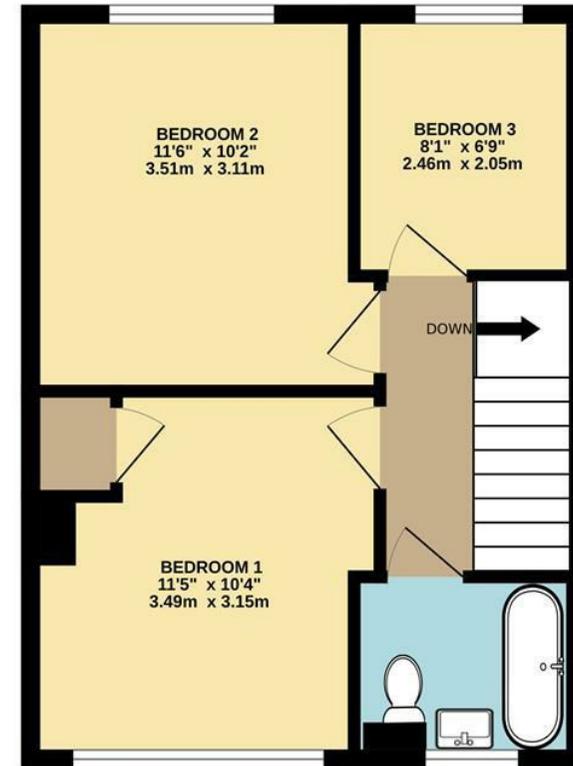
Wonford, Exeter, EX2 6BQ

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

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 of £270,000 - £280,000. A well-presented three-bedroom end of terrace house with a superb Southwest-facing garden. The property is being sold with no onward chain and is located in this highly convenient position with excellent access to the City Centre by road and bus, the Royal Devon & Exeter Hospital, and within walking distance of Isca Academy.

The accommodation comprises entrance hall with courtesy door into the garage, spacious living room, separate dining room with sliding doors leading out onto a patio, modern kitchen, three good-sized bedrooms, and a modern family bathroom.

The property is situated on a good sized plot which offers the potential to extend, subject to the necessary planning. The rear garden is predominately laid to lawn with a paved patio area. To the front is a small enclosed garden and a driveway. A gate to the side of the garage provides pedestrian access to the rear.

Early internal viewing is highly recommended.

## MATERIAL INFORMATION

Construction notes: Brick Build

Utilities: the property is connected to mains gas, electricity, 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>

## 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.

## LETTINGS POTENTIAL

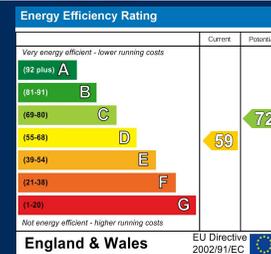
Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,200-1,300 per calendar month, providing a gross rental yield of 5.1-5.6%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.





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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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