naomi j ryan
estate agents

Detached

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Gas Central Heating

Garage & Driveway

Front & Rear Gardens

Council Tax Band: E

Guide Price:
£450,000 - £465,000 Freehold

1 Knights Crescent,

Clyst Heath, Exeter, EX2 7TG

www.naomijryan.co.uk

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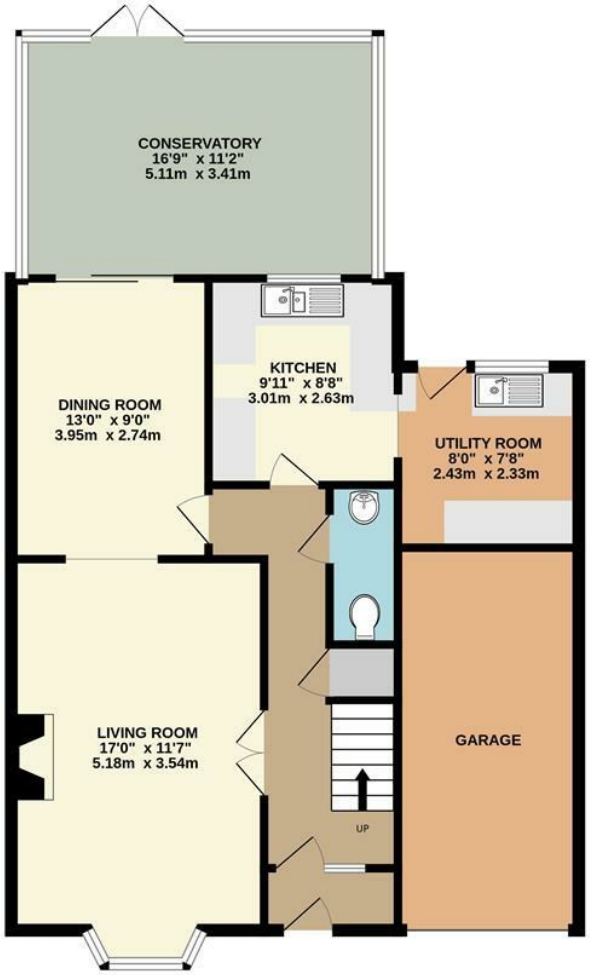
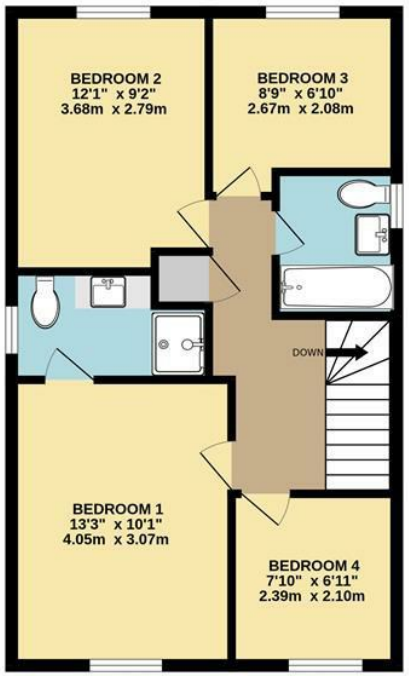
GROUND FLOOR



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 £450,000 - £465,000:

A beautifully presented four-bedroom detached home, situated in the highly sought-after Knights Crescent area, being sold with no onward chain. The property enjoys excellent access to a wide range of local amenities and superb transport connections, including the M5 motorway, Digby & Sowton railway station, and the RD&E Hospital park-and-ride service.

Tastefully modernised by the current owner, the accommodation is both spacious and versatile. The ground floor comprises an entrance porch leading into the hallway, a convenient cloakroom, and double doors opening into the impressive open-plan living and dining room. This light-filled dual-aspect space features a bay window to the front elevation and useful fitted storage cupboards. A spacious conservatory provides additional living space and enjoys views over the rear garden.

The contemporary kitchen is fitted with a stylish range of wall and base units, incorporating a built-in oven and hob, and a utility area with plumbing for a washing machine and dishwasher.

On the first floor are four well-proportioned bedrooms, including one with an en-suite shower room, along with a modern family bathroom.

Outside, the enclosed rear garden is mainly laid to lawn and features a decked seating area, creating an ideal space for outdoor entertaining. The garden is attractively planted with a variety of shrubs and seasonal flowering plants.

To the front of the property, a driveway provides off-road parking and leads to a single garage. The front garden has been landscaped with decorative stone chippings, offering an attractive and low-maintenance finish.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Awaiting information.

Utilities: Mains gas, electricity, water and drainage. Current broadband provider: Sky.

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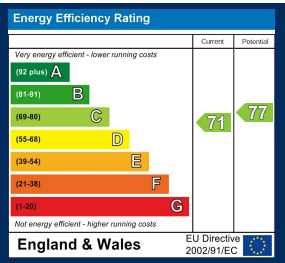
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899