



naomi j ryan  
estate agents



Semi-Detached



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Central Heating



Garage & Private  
Driveway



Front & Rear Gardens



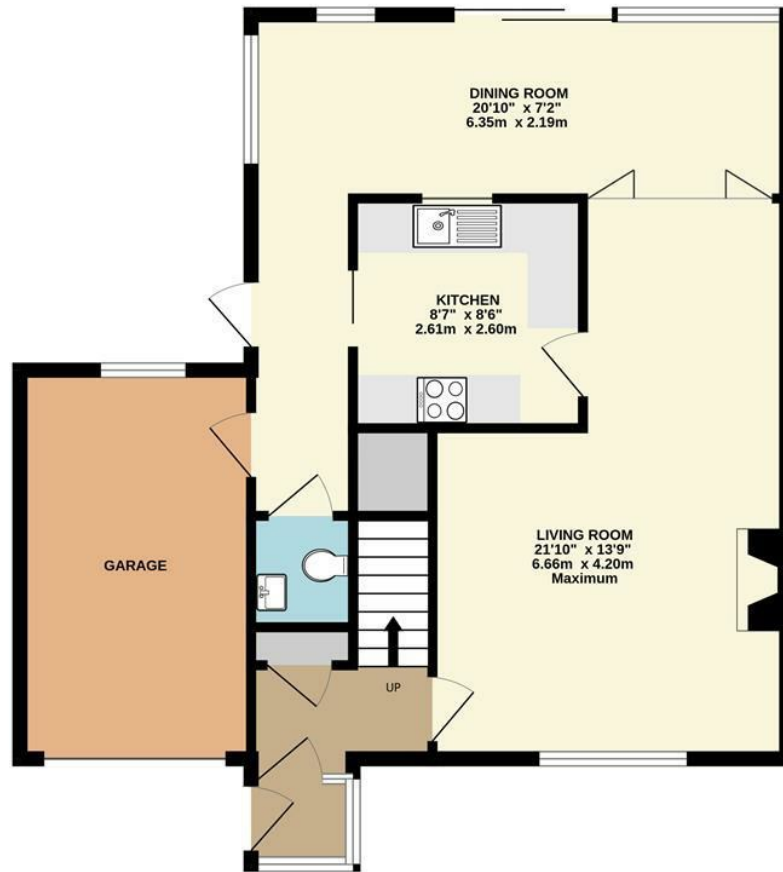
Council Tax Band: D

OIEO £350,000 Freehold

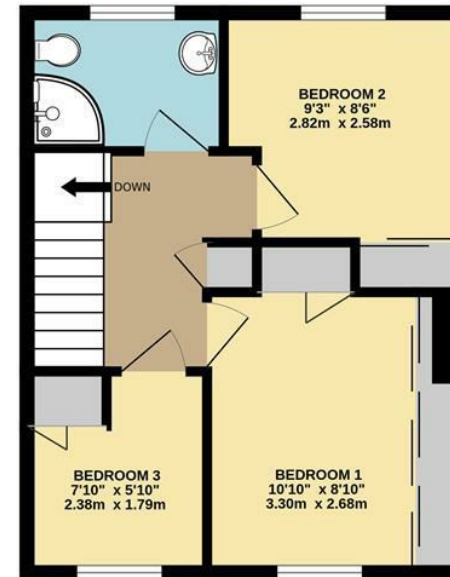
72 Dorset Avenue,  
Higher St Thomas, Exeter, EX4 1ND

[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

A beautifully presented and extended three-bedroom semi-detached house situated in the sought-after residential area of Higher St Thomas. The property boasts views over Exeter and is conveniently located for access to local amenities. The major road network surrounding the city is easily accessible, along with reputable schools, a regular bus service, and Exeter's City Centre & Historic Quayside.

The property is situated on a generous corner plot, offering potential buyers the opportunity for further extension (subject to obtaining any necessary planning permissions and consents). The accommodation has been extended on the ground floor and features an entrance porch, hallway, L-shaped living room, separate dining room, kitchen, ground-floor WC, three well-proportioned bedrooms, and a modern shower room.

Externally, the property features well-maintained gardens. The rear garden includes a raised patio that extends around to the side of the house. There is a grassed area and an additional patio space with a pergola overhead. A gate allows access to the front of the property. A private driveway offers off-road parking in front of the single garage, along with an additional garden area laid to lawn.

Early internal viewing is highly recommended.

## 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>

## 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.






BRITISH  
PROPERTY  
AWARDS

2021  
★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN EXETER



BRITISH  
PROPERTY  
AWARDS

2022  
★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN EXETER



BRITISH  
PROPERTY  
AWARDS

2023  
★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN EXETER



BRITISH  
PROPERTY  
AWARDS


2024  
★★★★★

**GOLD WINNER**

ESTATE AGENT  
IN EXETER

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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