naomi j ryan
estate agents

Mid Terrace

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Gas Central Heating

Garage & Driveway

Front & Rear Gardens

Council Tax Band: B

£280,000 Freehold

4 Brook Close,

Whipton, Exeter, EX1 3JL

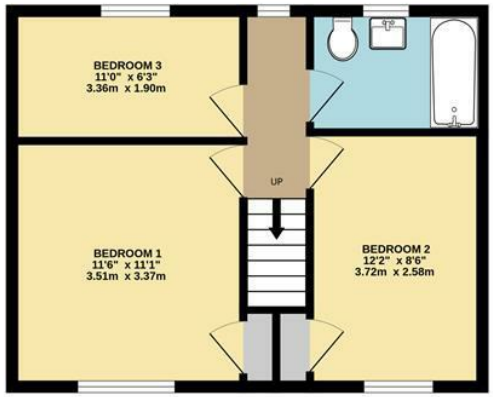
www.naomijryan.co.uk

4 Brook Close, Whipton, Exeter, EX1 3JL

£280,000 Freehold

GROUND FLOOR

1ST FLOOR



GARAGE

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 light and spacious three-bedroom house with a private driveway and a garage situated to the rear. The house is well presented throughout and is positioned in the sought-after residential area of Whipton. It provides easy access to a regular bus service, reputable primary and secondary schools, as well as the major road networks both in and out of the city.

The accommodation comprises an entrance hall, a dual-aspect living room with double doors leading to the rear garden, a spacious kitchen, a separate dining room, three generously sized bedrooms, and a contemporary bathroom on the first floor.

The exterior features a charming enclosed rear garden, which is primarily laid to lawn and includes a paved patio area. A gate allows for pedestrian access to the rear, while a door leads into the single garage. The garage, equipped with an up-and-over door, is located at the back of the property.

A private driveway provides off-road parking to the front of the property.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Brick.

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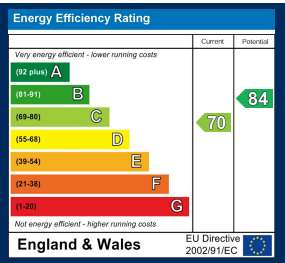
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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



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