



naomi j ryan  
estate agents



House - End Terrace



Bedrooms: 3



Bathrooms: 2



Receptions: 1



Gas Central Heating



Allocated Parking  
Space



Enclosed Rear Garden Council Tax Band: C  
Guide Price £300,000-£310,000

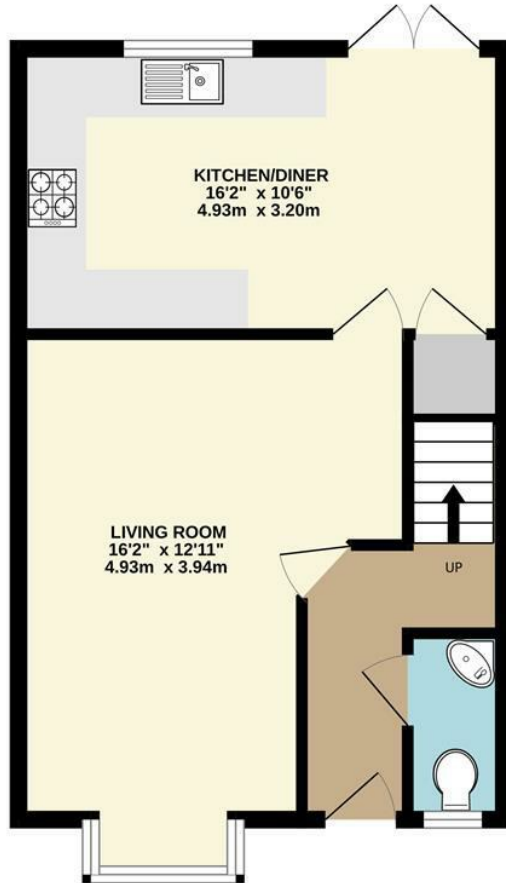


7 Robert Davy Road,

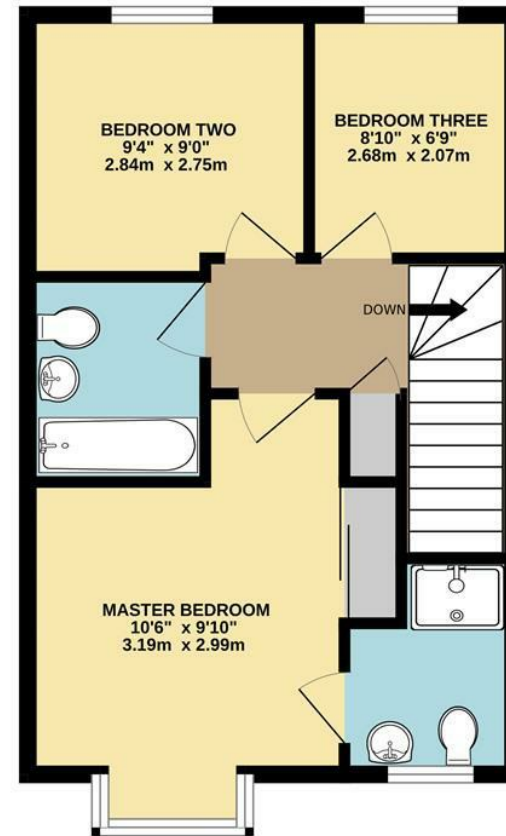
The Rydons, Exeter, EX2 7AX

[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 three-bedroom home occupying a highly convenient position close to local amenities and enjoying a delightful outlook across a communal green space. Situated on this modern development, the property offers fantastic access to well-regarded local schools, a Spar Shop, Newcourt Train Station, a regular bus service and the major road network surrounding the city.

This modern home offers generous, well-proportioned accommodation, perfectly suited to modern family life. To the ground floor the accommodation comprises in brief, entrance hall, WC, bay fronted living room & a kitchen/diner with French doors out onto the rear garden. To the first floor are three bedrooms and a family bathroom. The primary bedroom is a particular feature of this property, offering an ensuite shower room fitted with a contemporary suite, feature bay window overlooking the green and fitted wardrobes.

Outside the property enjoys a well maintained, landscaped rear garden laid predominantly to lawn with side access providing pedestrian access to the parking area. The property has an allocated parking space located just beyond the rear of the garden.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

## MATERIAL INFORMATION

Construction notes: Timber Frame

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>

## 360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

## REFERRAL FEE DISCLOSURE

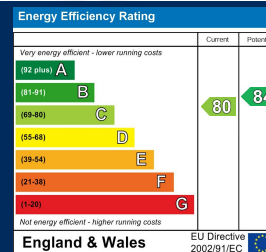
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the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