



naomi j ryan  
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Electric Heating



Allocated Parking  
Space



Enclosed Garden



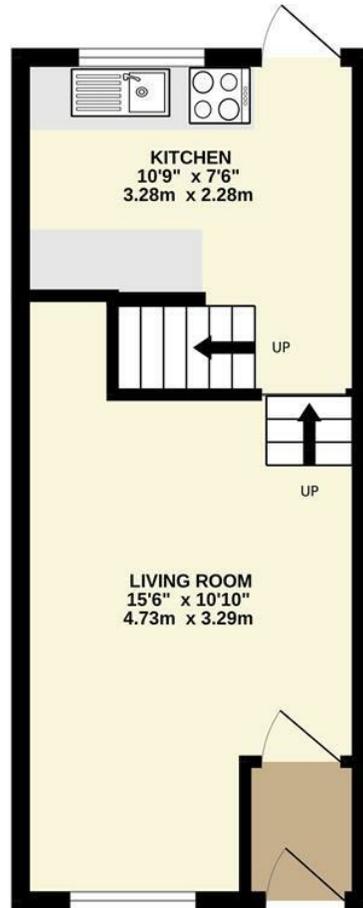
Council Tax Band: B

Offers Over £179,950

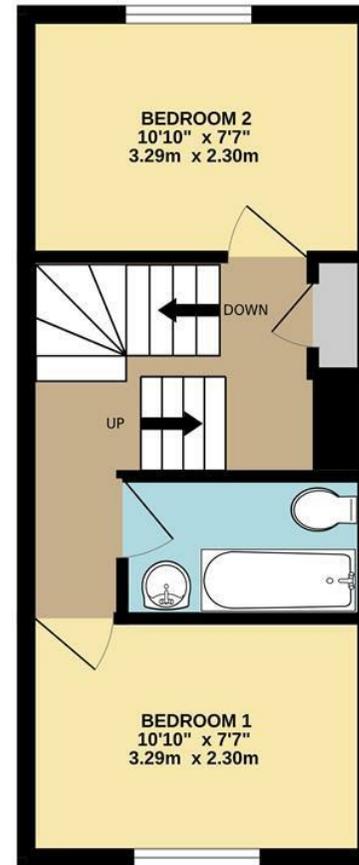
241 Farm Hill,  
Exwick, Exeter, EX4 2ND

[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

An immaculately presented two-bedroom property situated in an elevated location, offering views of the surrounding area and available for sale with no onward chain. The property is located in a well-established residential neighborhood, conveniently positioned for public transport links, on a regular bus route, and within walking distance of St David's mainline railway station.

The property features bright and spacious contemporary accommodation, which includes an entrance hall, living room, stylish high-gloss kitchen, two generously sized bedrooms, and a bathroom. All the carpets throughout the property are newly fitted. Externally, there is an enclosed rear garden that provides a good level of privacy. An allocated parking space is available in the car park.

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

## MATERIAL INFORMATION

Construction notes: Brick

Heating: Electric

Utilities: Connected to Mains Electric, Water & Drainage

Solar Panels: The property has a 2.4kw photo voltaic system. The panels are owned.

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>

## LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £950 per calendar month, providing a gross rental yield of 6.2%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.

## 360 VIRTUAL TOUR

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

## VIEWING ARRANGEMENTS

Strictly by appointment with Naomi J Ryan Estate Agents.

## REFERRAL FEE DISCLOSURE

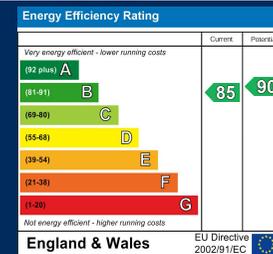
We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our website.





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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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