



naomi j ryan
estate agents



Terraced House



Bedrooms: 3



Bathrooms: 1



Receptions: 2



Gas Room Heaters



On Street Permit
Parking



Enclosed Rear Garden



Council Tax Band: C

£300,000 Freehold

Normandy Road,
Heavitree, Exeter, Devon, EX1 2SR

www.naomijryan.co.uk



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

SINGLE GARAGE IN NEARBY BLOCK AVAILABLE BY SEPARATE NEGOTIATION A spacious and well-presented three-bedroom terraced property occupying a prime position in central Heavitree. Located in this highly sought-after and popular residential area the property offers convenient access to well-regarded primary & secondary schools, The Royal Devon & Exeter Hospital and a wide range of independent shops, cafes and amenities on Heavitree Fore Street. The popular Heavitree Pleasure Ground is also located close by offering a range of leisure activities and Park Life Community Cafe. A regular bus service can be found nearby, and the property is also well situated for access to major road links, including the M5 and A30.

The accommodation comprises entrance hall, open plan living/dining room with a bay window to the front, spacious kitchen, rear porch, ground floor WC, three good-sized bedrooms, and a modern first-floor bathroom.

Outside is an enclosed courtyard garden with a useful garden shed. A gate provides access to a rear access lane.

Early internal viewing is highly recommended.

AGENTS NOTE

We hereby declare that the vendor of this property is related to a staff member of Naomi J Ryan Estate Agents.

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.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1,300 per calendar month, providing a gross rental yield of 4.8%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.



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