

naomi j ryan
estate agents

House - End Terrace

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Electric & Wood Burner

Off Road Parking Available*

Low Maintenance Garden

Council Tax Band: C

£240,000 Freehold

45 Farm Hill,

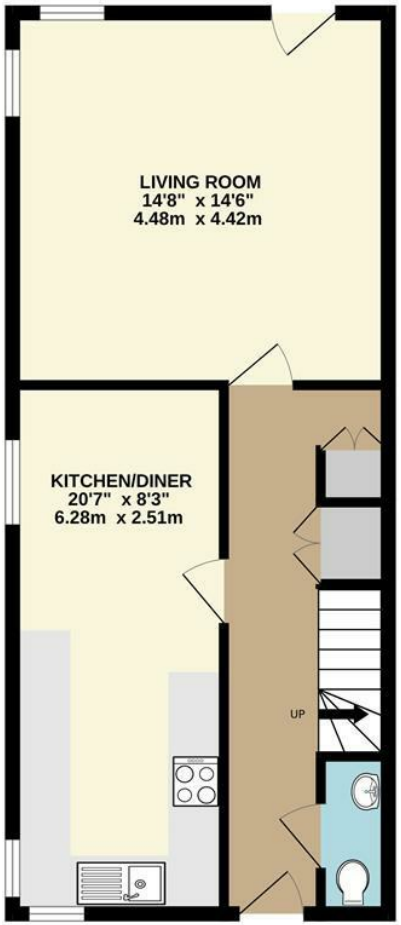
Exwick, Exeter, EX4 2LW

www.naomijryan.co.uk

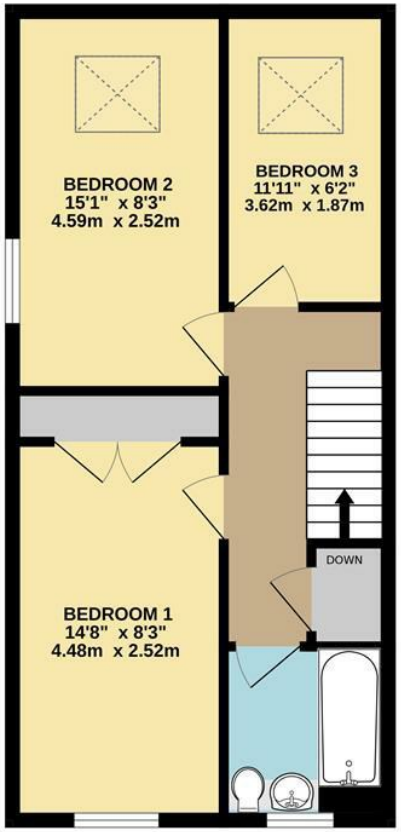
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GROUND FLOOR



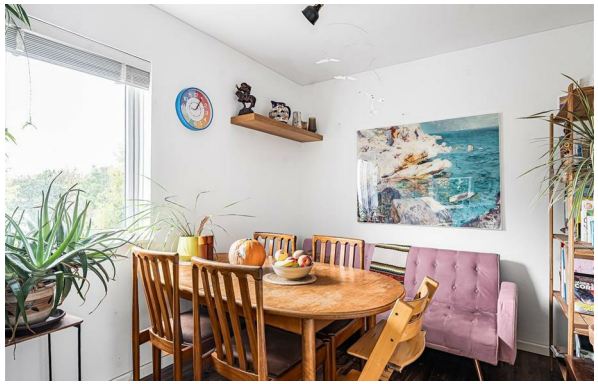
1ST FLOOR



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

This exceptionally well-presented and generously proportioned three-bedroom end-of-terrace home occupies an elevated position within a well-established residential neighbourhood, ideally situated within walking distance of St David's railway station. Offering excellent connectivity, the property benefits from regular bus services, convenient access to local amenities, nearby cycle paths and scenic riverside walks, making it an ideal choice for commuters and families alike.

Flooded with natural light throughout, the property offers spacious and contemporary accommodation arranged over two floors. The welcoming entrance hall leads to a WC, a stylish kitchen/dining room fitted with modern units and ample space for family dining, and a well-proportioned living room featuring a charming wood-burning stove and direct access to the rear garden.
On the first floor are three generous bedrooms, including a principal bedroom with built-in storage, all served by a contemporary family bathroom fitted with a modern suite. There is also access to a generous loft space, which is boarded and fitted with a pull-down ladder for convenient access.
Further enhancing the property's appeal, owned solar panels are installed on both the front and rear roof elevations, contributing towards improved energy efficiency and reduced running costs.

Outside, the property enjoys a low-maintenance rear garden with a sunny westerly aspect, providing an excellent space for relaxing and entertaining. Predominantly paved and complemented by attractive shrub borders, the garden creates a pleasant outdoor seating area. A gate to the rear provides convenient pedestrian access, while a substantial log store offers ample storage for firewood. Off-road parking is available nearby on a first-come, first-served basis.

A superb opportunity to acquire a beautifully presented home in a highly convenient and well-connected location.

*PARKING

Off road parking is available close by, this is offered on a first come first serve basis.

MATERIAL INFORMATION

Utilities: Connected to mains Electric, Water & Drainage
Heating: Electric Heating & Wood Burner
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

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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BRITISH PROPERTY AWARDS 2022 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

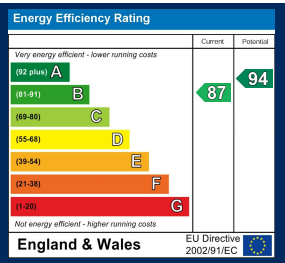
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be 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.



18 southernhay west, exeter, ex1 1pj
t&f . 01392 215283
e . enquiries@naomijryan.co.uk
www.naomijryan.co.uk
company registration number 6693899