





Mid Terrace



Bedrooms: 2



Bathrooms: 1



oms: 1 Receptions: 1



Gas Central Heating



Allocated Parking Space





Enclosed Rear Garden Council Tax Band: C

£267,500 Freehold

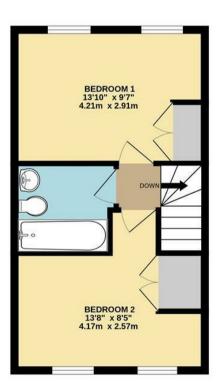
37 Old Bakery Close,

Exwick, Exeter, EX4 2UZ

GROUND FLOOR

1ST FLOOR











SUMMARY

A spacious and well-presented house with two double bedrooms, being sold with no onward chain and occupying a cul-de-sac position within this popular residential area. Situated in a highly convenient location, the property offers excellent access to riverside walks and nearby cycle paths. St David's Train Station, the City Centre, and the University Campus are all within easy reach.

The accommodation comprises in brief entrance hall, modern kitchen, living/dining room, conservatory, and cloakroom on the ground floor. The first floor features two double bedrooms, both equipped with built-in wardrobes, and a modern, fitted bathroom.

Outside, the property has an enclosed and level rear garden with a paved patio, an area of artificial grass, and a useful store shed. To the front of the property is an allocated parking space and a visitor's space (shared with one neighbour).

Early internal viewing is highly recommended, and a 360 Virtual Tour is available online.

MATERIAL INFORMATION

Construction notes: Brick.

Utilities: Mains water, electricity, drainage, and gas.

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.









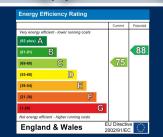








IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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