



naomi j ryan
estate agents



Mid Terrace



Bedrooms: 2



Bathrooms: 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

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

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.



