



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Gas Central Heating



Garage & Driveway



Enclosed Rear Garden



Council Tax Band: D

£450,000 Freehold

18 Woodstock Road,

St Loyer, Exeter, EX2 5HJ

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 beautifully presented and extended four-bedroom semi-detached family home with a south-west facing rear garden. Situated within a small cul-de-sac, the property is in an excellent position for access to the Royal Devon and Exeter Hospital and the wide range of shops and amenities on Heavitree Fore Street.

The light and spacious accommodation comprises entrance hall, living room with bay window and wood burner, modern fitted kitchen, family room which has been extended to provide a dining area with bifold doors out to the rear garden. On the first floor are three bedrooms and a modern bathroom with separate shower. On the second floor is a superb double bedroom with ensuite shower room and excellent views across the surrounding area with countryside in the distance.

Outside is a well-maintained enclosed rear garden with a patio. The garden is laid mostly to lawn with a gravelled pathway leading to a log store located behind the single garage. A gate from the garden provides access to the driveway and garage. The single garage has an up-and-over door, power and light. To the front of the house is a further area of driveway providing off-road parking and an area laid to decorative stone chippings.

Early internal viewing is highly recommended for this superb family home.

MATERIAL INFORMATION

Construction notes: Awaiting information.

Utilities: Awaiting information.

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

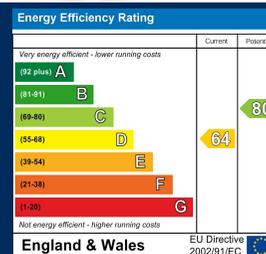
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be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