

naomi j ryan
estate agents

House - Link Detached

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Night Storage Heater

Garage

Wrap-Around Gardens

Council Tax Band: B

£200,000 Freehold

# 219 Farm Hill,

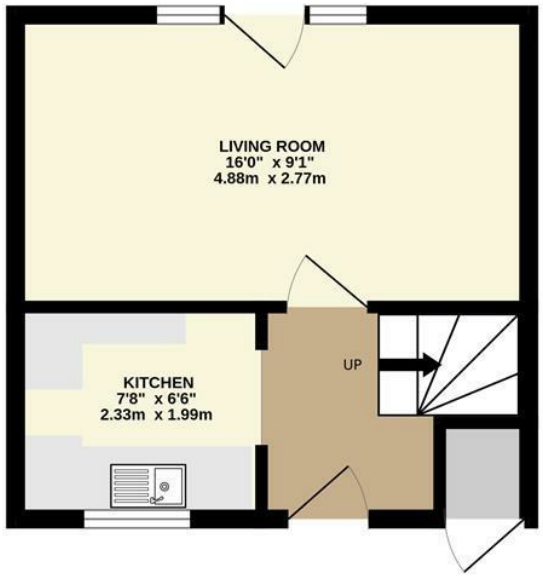
Exwick, Exeter, EX4 2ND

www.naomijryan.co.uk

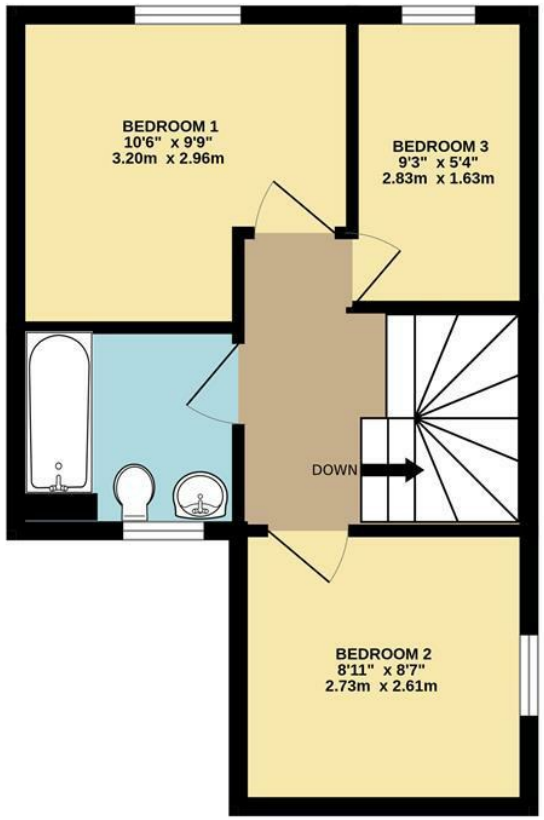
# 219 Farm Hill, Exwick, Exeter, EX4 2ND

£200,000 Freehold

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.
Made with Metropix ©2026







# SUMMARY

Set on a generous plot in an elevated position in Farm Hill, and offered with no onward chain, this three-bedroom link-detached home enjoys sweeping views across Exeter, capturing the cathedral and city skyline in the distance. The wrap-around garden, arranged over two levels, provides a sense of space and privacy rarely found in this location.

Positioned within a well-established residential neighbourhood, the property benefits from excellent connectivity — regular bus services, easy access to local amenities, convenient access to nearby cycle paths and riverside walks, and St David's mainline railway station within walking distance.

Inside, the ground floor features a welcoming living room opening directly onto the garden, perfectly placed to enjoy the outlook, alongside a practical kitchen. Upstairs, three bedrooms and a family bathroom complete the accommodation.

The outdoor space is designed for low-maintenance enjoyment, laid predominantly to decking and stone chippings, with a sunny southerly orientation. The garden is a standout feature of the property and makes the most of the views on offer. A pedestrian gate provides convenient access, while a shed on the lower level offers useful storage. A garage located nearby provides additional storage or parking options. An additional parking space is available, the access and rights to this is shared with a neighbour.

Available with no onward chain, this home presents an appealing opportunity for buyers seeking views, outdoor space and a well-connected Exeter setting. Internal viewing is highly recommended.

## MATERIAL INFORMATION

Construction notes: Brick & Timber Frame
Heating: Night Storage Heaters
Utilities: Connected to mains Electric, Water & Drainage
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

## 360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

## 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.







BRITISH PROPERTY AWARDS 2021 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

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

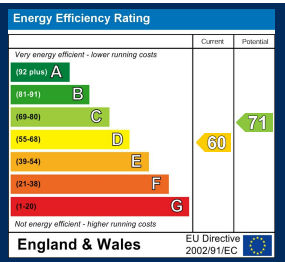
BRITISH PROPERTY AWARDS 2023 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2024 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2025 ★★★★★ GOLD WINNER ESTATE AGENT IN EXETER

naomi j ryan
estate agents

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