naomi j ryan
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End Terrace

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Gas Central Heating

Private Driveway

Front & Rear Gardens

Council Tax Band: C

£280,000 Freehold

# 28 Beacon Heath,

Exeter, EX4 8NP

www.naomijryan.co.uk

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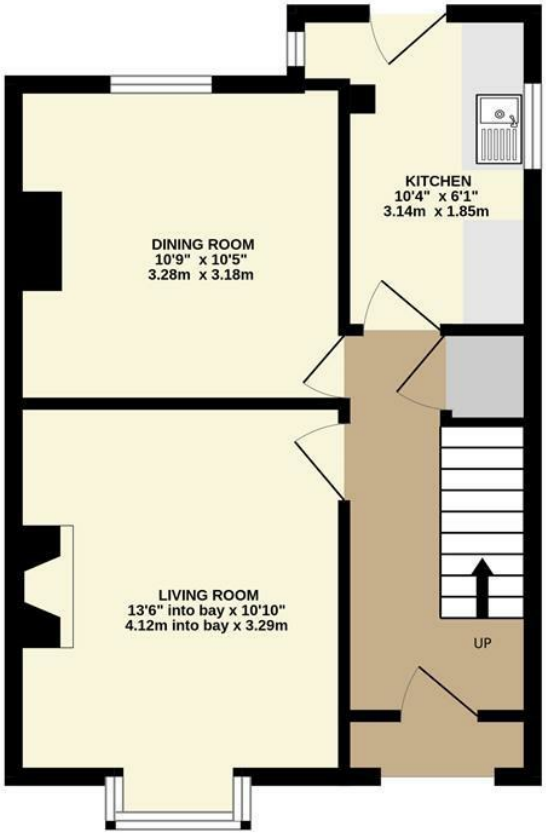
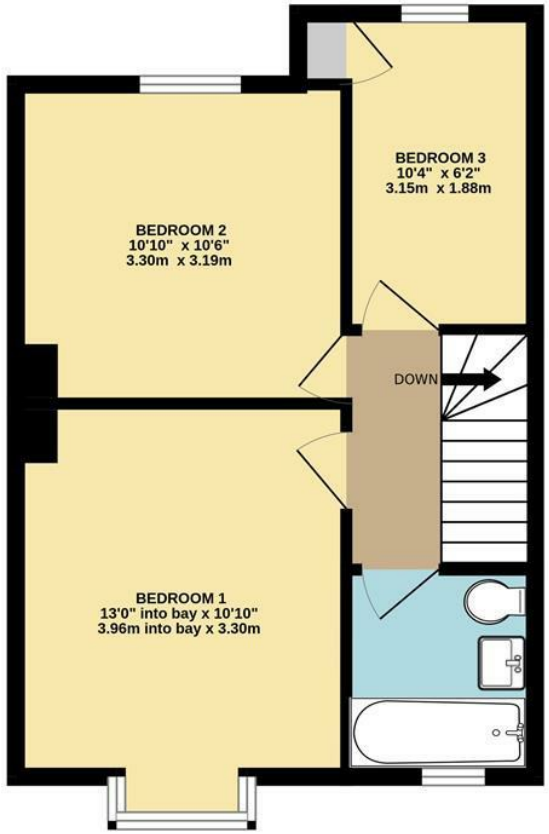
£280,000 Freehold

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.
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# SUMMARY

A well-presented three-bedroom end-terrace home with a private driveway, offered for sale with no onward chain. Enjoying delightful open views across Eastern Fields Playing Field to the front, the property is ideally situated for easy access to Exeter City Centre and is within walking distance of St James School, Morrisons supermarket, and a range of local amenities.

The spacious accommodation comprises an entrance hall, a bright living room with a bay window to the front, a separate dining room, a modern kitchen, three well-proportioned bedrooms, and a contemporary family bathroom on the first floor.

Outside, the property benefits from attractive gardens to the front, side, and rear. The rear garden is partly laid to lawn and complemented by established shrubs and hedging, creating a pleasant outdoor space. A paved patio provides an ideal seating area. The garden continues around the side of the property, with further planted borders leading to the front garden. The front garden is laid to lawn with a pathway leading to the private driveway, which currently provides off-road parking for one vehicle.

Early viewing is highly recommended to fully appreciate the location, outlook, and accommodation on offer.

## MATERIAL INFORMATION

Utilities: Mains gas, electricity, water, and 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

## 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.

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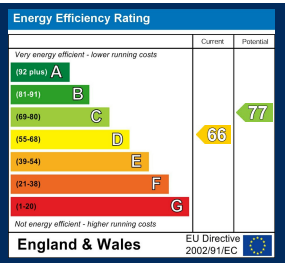
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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