



naomi j ryan  
estate agents



Mid Terrace



Bedrooms: 2



Bathrooms: 1



Receptions: 1



Gas Central Heating



Allocated Parking  
Space



Front & Rear Gardens



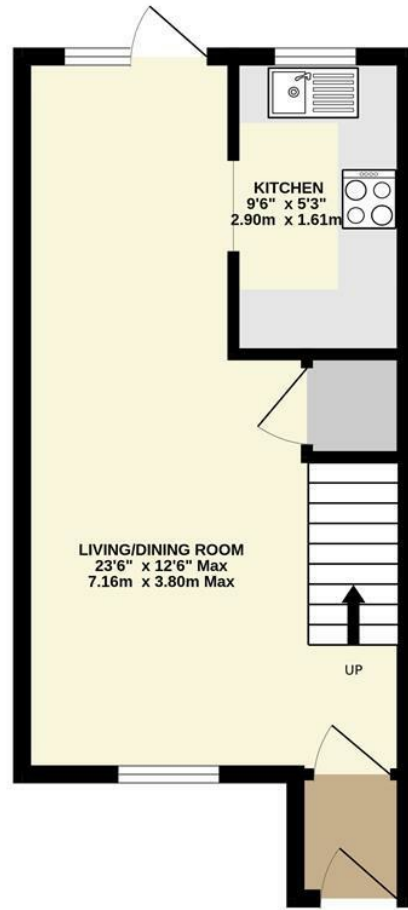
Council Tax Band: C

£230,000 Freehold

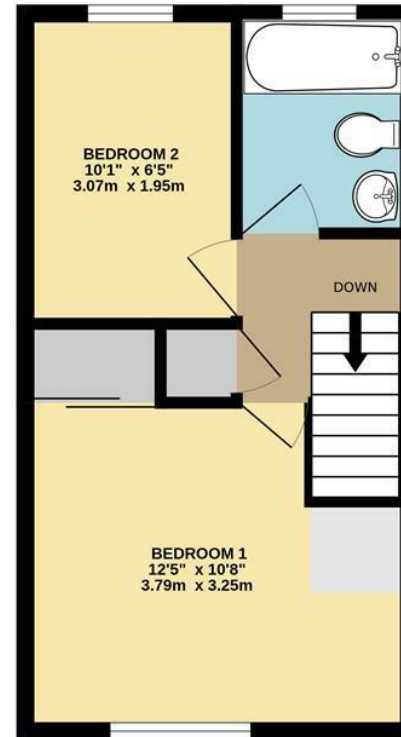
35 Lichgate Road,  
Alphington, Exeter, Devon, EX2 8FJ

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR



1ST FLOOR





## SUMMARY

A light and generously proportioned two-bedroom mid-terrace home, set within a popular and well-established residential area, offered for sale with no onward chain. Tucked away in a small cul-de-sac, the property enjoys an attractive open outlook to the front across green space.

The location provides easy access to a range of local amenities, including a doctor's surgery, regular bus services, a public house, and a convenience store. It is also ideally positioned for access to Exeter city centre and the surrounding major road network.

The ground floor accommodation comprises an entrance porch, a spacious dual-aspect open-plan living/dining room, and a separate kitchen. Upstairs, there are two bedrooms and a family bathroom.

Outside, the property benefits from a charming enclosed rear garden, featuring a brick-paved patio and a raised decked seating area. A rear gate leads to a pathway that provides access to the parking area, which offers one allocated space. To the front of the house is a further area of garden which is laid to lawn.

Early internal viewing is highly recommended.

### AGENTS NOTE

The property is being sold with no onward chain.  
There are no maintenance charges associated with this property.

### MATERIAL INFORMATION

Construction notes: Brick/Timber Frame

Utilities: Mains gas, electricity, water, and drainage. Current broadband provider: Virgin.

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.







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

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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