



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 2



Bathrooms: 1



Receptions: 2



Gas Central Heating



Garage &
Private Driveway



Gardens to Front,
Side & Rear



Council Tax Band:

Guide: £315,000 Freehold

11 Mandrake Close,

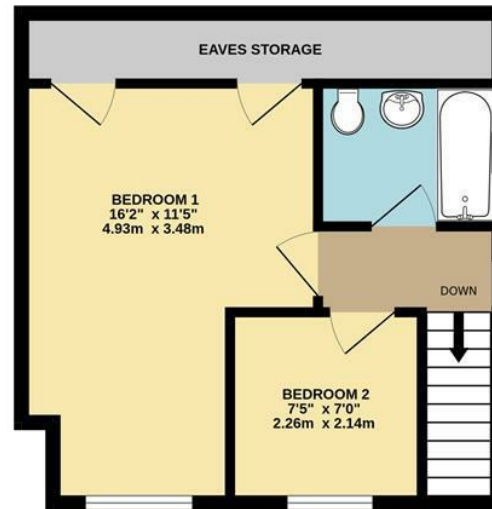
Alphington, Exeter, EX2 8SF

www.naomijryan.co.uk

GROUND FLOOR



1ST FLOOR



GARAGE



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 semi-detached house with 2/3 bedrooms, situated on a spacious corner plot. The property has potential for extension, subject to obtaining planning permission.

The house provides excellent access to local amenities, such as a doctor's surgery, a regular bus service, a public house, and a convenience store. Additionally, it is conveniently located to access the major road network surrounding the city and central Exeter.

The interior of the property is light and airy, featuring an entrance hall, a living room, a separate dining room (currently utilised as a third bedroom), a modern kitchen, and a conservatory. The first floor includes two bedrooms, one of which has access to eaves storage, along with a modern bathroom.

Externally, there is an enclosed rear garden, primarily laid to lawn with planting borders. A section of the garden has decorative stone chippings, and there is gated access to both the front and side. The front garden is planted with a variety of mature shrubs, and the private driveway offers off-road parking. Adjacent to the house is a single garage with an up-and-over door.

Early internal viewing is highly recommended.

MATERIAL INFORMATION

Construction notes: Brick.

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

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

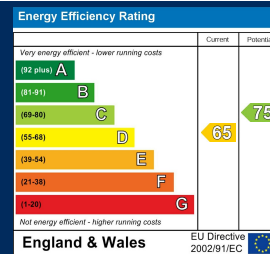
BRITISH PROPERTY AWARDS 2023 GOLD WINNER ESTATE AGENT IN EXETER

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.



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