



naomi j ryan
estate agents



House - Terraced



Bedrooms: 2



Bathrooms: 1



Receptions: 2



Gas Central Heating



On Street-Permit
Required



Enclosed Rear Gardens Council Tax Band: B



£250,000 Freehold

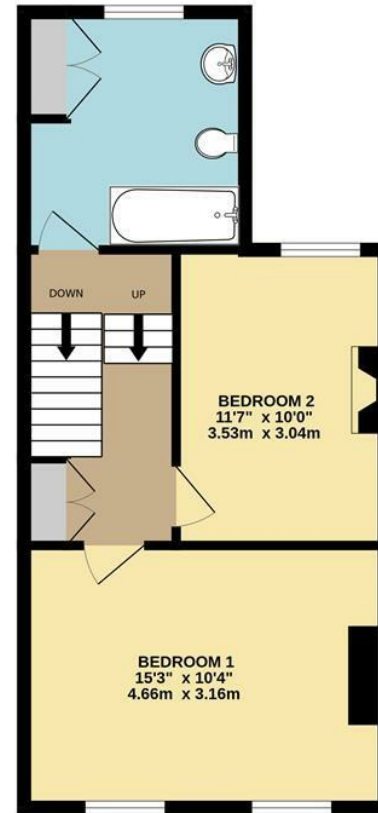
37 East Wonford Hill,
Heavitree, Exeter, EX1 3BZ

www.naomijryan.co.uk

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

Presented to the market without any onward chain, this charming two-bedroom mid-terrace property provides excellent connectivity to the City Centre and the Royal Devon & Exeter Hospital.

Located centrally in Heavitree, the property benefits from its close proximity to the various amenities found on Fore Street, the highly regarded Heavitree Park, and a regular bus service.

The accommodation briefly consists of an entrance hall, a bay-fronted living room with a decorative fireplace, a dining room that includes access to an understairs storage cupboard, and a kitchen. At the back of the kitchen, there are two storage areas that provide the opportunity to expand the current kitchen's footprint, should one wish to do so and provided that any required planning permissions are obtained. On the first floor, there are two double bedrooms along with a spacious bathroom.

Externally, the property features both front and rear gardens, each designed for low maintenance. The rear garden also includes pedestrian access via a rear gate leading to a service lane.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing to fully appreciate all it has to offer.

MATERIAL INFORMATION

Construction notes: TBC

Heating: Gas Central Heating

Utilities: TBC

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.

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.

LETTINGS POTENTIAL

Naomi J Ryan Lettings Department have put an estimated rental value on this property of £1200 per calendar month in modernised condition, providing a gross rental yield of 5.8%. If you would like further information regarding this or any aspect of letting a property, please contact our Lettings & Property Management Department.





BRITISH PROPERTY AWARDS 2021 GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2022 GOLD WINNER ESTATE AGENT IN EXETER

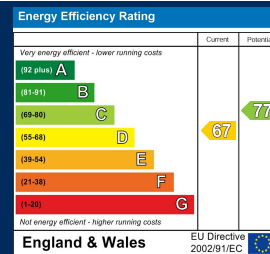
BRITISH PROPERTY AWARDS 2023 GOLD WINNER ESTATE AGENT IN EXETER

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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