



naomi j ryan
estate agents



Detached Bungalow



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Gas Central Heating



Garage & Private
Driveway



Front & Rear Gardens



Council Tax Band: D

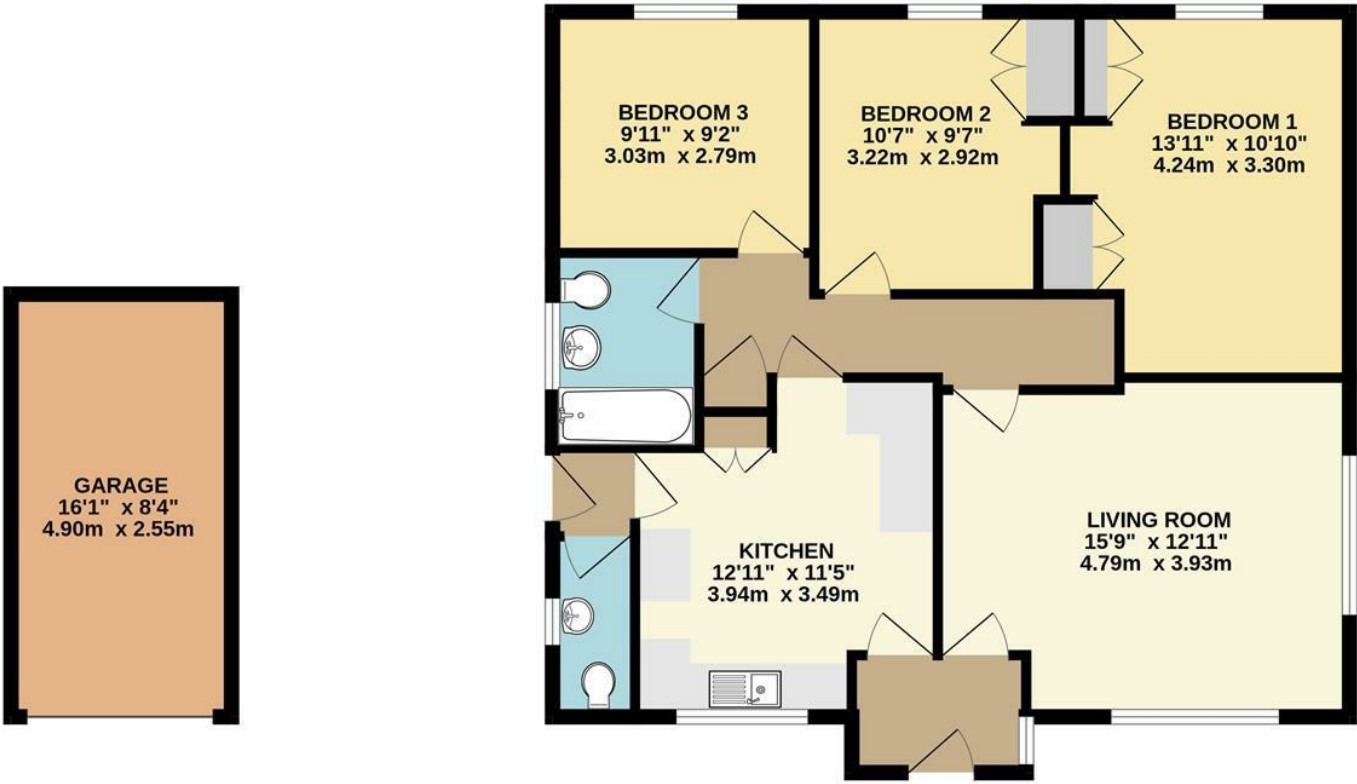
£350,000 Freehold

4a Branscombe Close,

, Exeter, Devon, EX4 1RW

www.naomijryan.co.uk

GROUND 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 detached three-bedroom bungalow enjoying outstanding views across Exeter, offered to the market with no onward chain. Set within a small cul-de-sac, the property presents an excellent opportunity for buyers to modernise.

Situated in the highly sought-after area of Higher St Thomas, the location provides convenient access to a range of local amenities, as well as both primary and secondary schools.

The well-proportioned accommodation comprises an entrance porch, a dual-aspect living room, a kitchen/dining room, three bedrooms, a bathroom, and a separate WC.

Externally, the property is surrounded by established gardens to the front, side, and rear. The rear garden is predominantly laid to lawn and benefits from stunning views across Exeter.

A timber-built summer house offers additional storage space. The garden wraps around to the side and front of the bungalow. There is also a detached single garage and a private driveway providing off-road parking.

Early internal viewing is highly recommended to fully appreciate the potential on offer.

MATERIAL INFORMATION

Construction notes: Awaiting Information

Utilities: Awaiting Information

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

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BRITISH
PROPERTY
AWARDS

2023
★★★★★

GOLD WINNER

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BRITISH
PROPERTY
AWARDS

2024
★★★★★

GOLD WINNER

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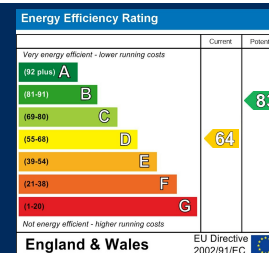
2025
★★★★★

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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