



naomi j ryan
estate agents



Semi-Detached



Bedrooms: 4



Bathrooms: 2



Receptions: 2



Gas Central Heating



Garage &
Private Driveway



Front & Rear Gardens



Council Tax Band: D

Guide Price:

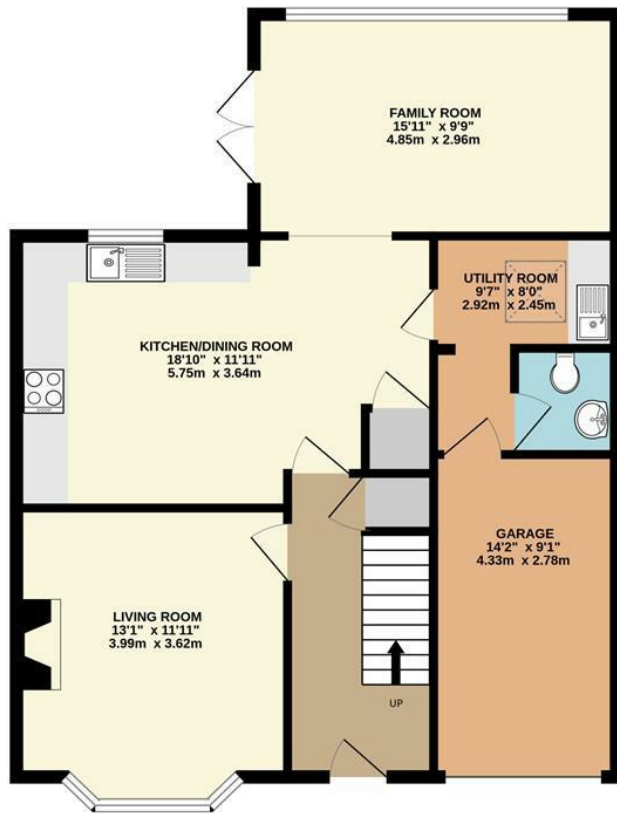
£500,000 - £515,000 Freehold

2 Harts Lane,

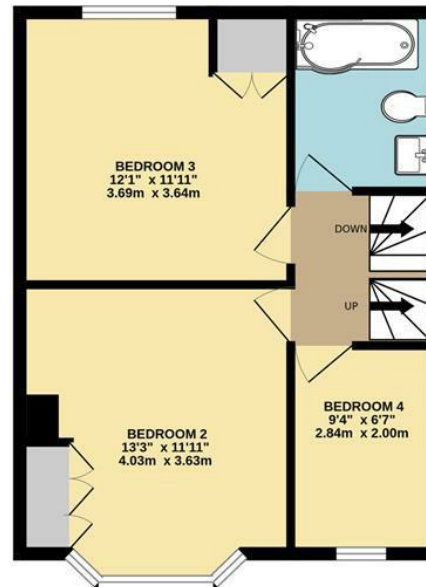
Exeter, EX1 3PG

www.naomijryan.co.uk

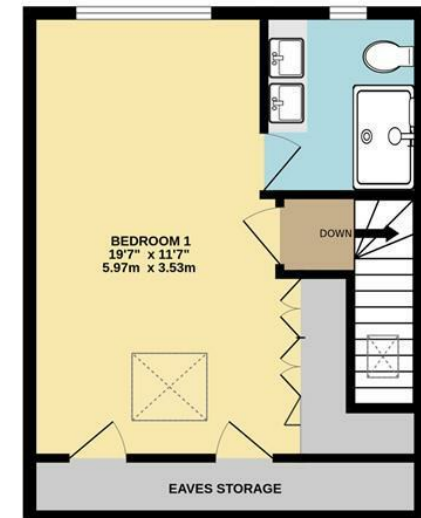
GROUND FLOOR



1ST FLOOR



2ND 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

Guide Price £500,000 - £515,000:

A beautifully presented and extended semi-detached home from the 1940s, built by Wakeham & Tucker, featuring four bedrooms. The house is situated in a secluded position, and the property provides easy access to a variety of local amenities, including numerous supermarkets, well-regarded schools, major road networks surrounding the city, including the M5 Motorway, and Exeter's City Centre.

The home has been extended on the ground floor and more recently includes an attic conversion, which has created an outstanding double bedroom and ensuite, equipped with built-in wardrobes and offering panoramic views of Exeter and its surroundings.

The accommodation is light and spacious throughout, comprising an entrance hall, a cosy living room with a bay window and an open fire, a superb open-plan kitchen/dining room with high-gloss base drawers and oak work surfaces, a versatile snug/family room with lovely views of the rear garden, a separate utility room, and a ground-floor cloakroom. On the first floor, there are three generous bedrooms and a modern bathroom. The extended attic room is enhanced by a contemporary en suite shower room featuring a walk-in shower and twin wash basins.

Outside, the property boasts charming, well-maintained gardens at both the front and rear. The rear garden offers a significant degree of privacy and is mainly laid to lawn. A timber-decked seating area creates an excellent space for outdoor entertaining. The front garden is also laid to lawn, complemented by well-stocked flower beds and borders. A block-paved private driveway provides off-road parking in front of the single garage.

Early internal viewing is highly recommended for this exceptional home.

MATERIAL INFORMATION

Construction notes: Brick.

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

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.

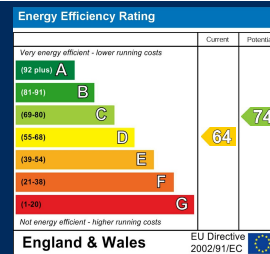




BRITISH PROPERTY AWARDS	BRITISH PROPERTY AWARDS	BRITISH PROPERTY AWARDS	BRITISH PROPERTY AWARDS	BRITISH PROPERTY AWARDS
2021	2022	2023	2024	2025
★★★★★	★★★★★	★★★★★	★★★★★	★★★★★
GOLD WINNER	GOLD WINNER	GOLD WINNER	GOLD WINNER	GOLD WINNER
ESTATE AGENT IN EXETER	ESTATE AGENT IN EXETER	ESTATE AGENT IN EXETER	ESTATE AGENT IN EXETER	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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