



naomi j ryan
estate agents



House - Townhouse



Bedrooms: 3



Bathrooms: 1



Receptions: 1



Electric Heating



Garage & Driveway



Rear Garden



Council Tax Band: C

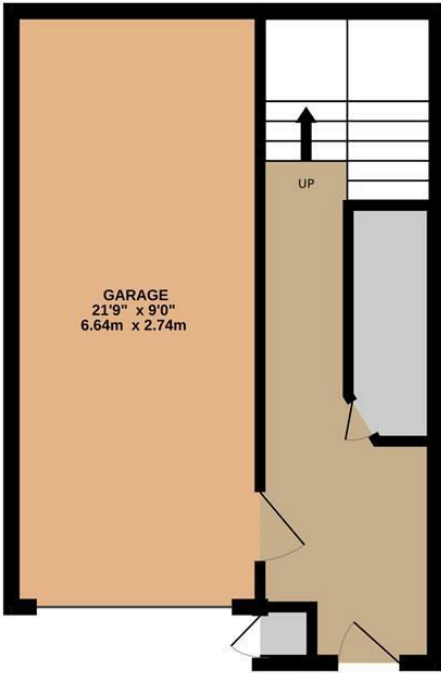
£235,000 Freehold

54 Garland Close,

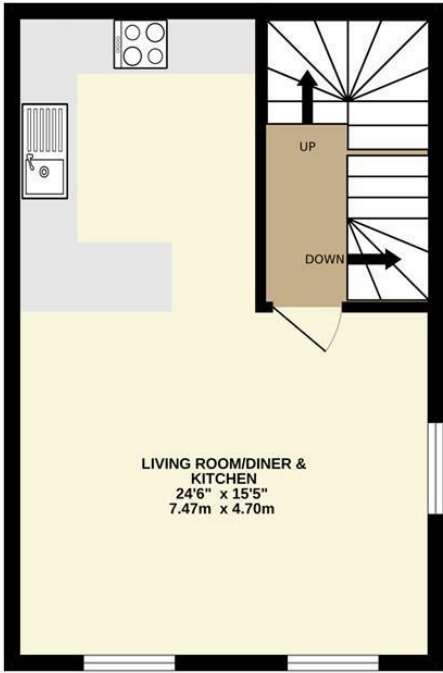
Exwick, Exeter, EX4 2NT

www.naomijryan.co.uk

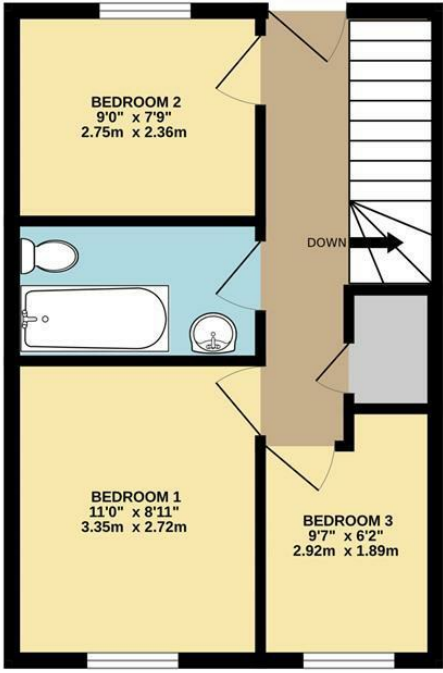
GROUND FLOOR



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

A well presented three bedroom townhouse offered to the market with no onward chain and occupying an elevated position with views across the surrounding area. Located within the popular residential area of Exwick the property offers convenient access to local amenities, St David's Train Station, Riverside Walks & Cycle Paths along the Exe & the City Centre.

The property offers light and spacious accommodation, arranged over three floors. To the ground floor is the entrance hall with generous store cupboard and a courtesy door providing access into the garage. The first floor comprises an open-plan living/dining room and kitchen, which serves as the heart of the home, boasting generous proportions and a modern kitchen equipped with stylish high-gloss units. On the second floor, are three bedrooms and a contemporary bathroom. A door from the landing on this level grants access to the rear garden.

Externally, the property benefits from a tiered rear garden that includes a patio, providing a good level of privacy and a pleasant seating area. At the front, there is a driveway suitable for one vehicle, along with an up-and-over door that leads into the garage.

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:

Heating: Electric Heating

Utilities: Connected to mains Electric, Water & Drainage

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.



